

August 29, 2006 memorandum from Chief Administrative Office regarding Code Process Enforcement Improvements - Biannual Report (January 2006 thru June 2006)

February 13, 2007 memorandum from Chief Administrative Office regarding Code Enforcement Biannual Report (July 2006 thru December 2006)

March 28, 2008 memorandum from Chief Executive Office regarding Code Enforcement Biannual Report (July 2007 thru December 2007)

April 2, 2008 memorandum from Chief Executive Office regarding Revised Code Enforcement Biannual Report (July 2007 thru December 2007)

August 13, 2008 memorandum from Chief Executive Office regarding Code Enforcement Biannual Report (January 2008 thru June 2008)



# County of Los Angeles CHIEF ADMINISTRATIVE OFFICE

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YVONNE B. BURKE  
Second District

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Third District

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MICHAEL D. ANTONOVICH  
Fifth District

August 29, 2006

To: Mayor Michael D. Antonovich  
Supervisor Gloria Molina  
Supervisor Yvonne B. Burke  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe

From: David E. Janssen  
Chief Administrative Officer

*SG*  
Steve Cooley  
District Attorney

*SG*  
Raymond G. Fortner, Jr.  
County Counsel

## CODE ENFORCEMENT PROCESS IMPROVEMENTS – BIANNUAL REPORT

On November 30, 2004, your Board instructed the Chief Administrative Office (CAO), with the assistance of the District Attorney (DA), and County Counsel, to provide a biannual report to the Board on the effectiveness of the new code enforcement units within the DA and County Counsel. The first two Biannual Reports covered the 2005 calendar year. This third Report ("Report") covers the beginning of the 2006 calendar year, January 2006 through June 2006. The Report (see Attachment) provides a narrative of the strategies and efforts of the DA and County Counsel units. Exhibits 1 and 2 to the Report provide more detailed information regarding case status and disposition for the DA and County Counsel, respectively.

The Report includes information regarding the investigations undertaken by the DA Code Enforcement Section Investigators, the number of cases and prosecutions handled by the DA and County Counsel, and the disposition of these cases. The Report also includes "New Developments" in both the DA Code Enforcement Section and County Counsel Code Enforcement Unit; and references ongoing efforts between the DA, County Counsel, and involved County departments to further integrate and coordinate the County's code enforcement programs and promote collaboration among departments.

Each Supervisor  
August 29, 2006  
Page 2

If you have any questions, please contact one of us directly or your staff may contact Dorothea Park, Assistant Division Chief, Chief Administrative Office at (213) 974-4283; Sari Steel, Senior Deputy County Counsel at (213) 974-1927; or Michael Noyes, Deputy-in-Charge, District Attorney's Office, at (213) 580-8732.

DEJ:SC  
RGF:pg

Attachments

c: Executive Officer, Board of Supervisors  
Sheriff  
Fire Chief  
Acting Director, Public Health  
Agricultural Commissioner/Director of Weights and Measures  
Chief of Public Safety  
Director of Animal Care and Control  
Director of Community and Senior Services  
Director of Mental Health  
Director of Public Works  
Acting Director of Regional Planning  
Treasurer and Tax Collector

**CODE ENFORCEMENT PROCESS IMPROVEMENT  
BIANNUAL REPORT  
January 2006 through June 2006**

**DISTRICT ATTORNEY CODE ENFORCEMENT SECTION**

The District Attorney Code Enforcement Section (Section) has expanded its approach to code enforcement. The Section has kept voluntary compliance as its ultimate goal through office conferences, whenever possible, and through criminal prosecutions when compliance is not forthcoming. Additionally, the Section has continued to provide support and peace officer backup to code enforcement officers, as well as education in the effective use of the criminal justice system and encouraging multi-agency cooperation. However, the Section has identified certain situations, discussed below, that are not suitable for the office conference approach.

**New Developments**

*Squatters on Vacant Land*

The Section has developed a new approach to attack a serious issue confronting the code enforcement agencies and the community at large involving cases where the offender has no legal ties to the land. The Section has determined that in these cases the traditional office conference approach does not offer a viable solution. Squatting on vacant land is the primary issue being addressed. The District Attorney Investigators (DAI) have begun a program to issue citations on the spot following consultation at the scene with departmental code enforcement investigators. In this way, the case goes directly to court and the violator has immediate notice of the court date. To date, citations have been issued in the First and Fifth Supervisorial Districts to individuals for living on vacant land.

*Illegal Grading*

The Section has expanded the concept of issuing citations immediately in cases where the violator is caught in the act of committing a violation that permanently alters the land or may have an immediate negative impact on the neighboring properties. Illegal grading is a serious problem that the Section intends to pursue through immediate citation when an individual is caught in the act of such activity.

*Conducting Business in an Unpermitted Location*

The unincorporated urban communities have heightened concerns involving activities that are immediately offensive. The Section has cited one individual in East Los Angeles caught in the act of spray painting automobiles in a location where such activity is not permitted. The building was not properly vented and the Section was concerned with possible over-spray onto other cars and pollution in the neighborhood.

**Code Enforcement Process Improvements**

**Biannual Report**

**January 2006 through June 2006**

**Page 2 of 6**

***Antelope Valley Nuisance Abatement Team (NAT)***

The DAIs plan to work with the new NAT in the Antelope Valley area which was funded in this fiscal year's budget. NATs have been a valuable tool in the San Gabriel Valley and East Los Angeles areas. The Section feels the close working cooperation of law enforcement with code enforcement staff will be equally successful in the desert areas and has been enthusiastically supported by the code enforcement departments.

**District Attorney Investigations**

The DAIs have assisted in both criminal and civil cases, and since January 1, 2006, have been involved in the inspections of more than 217 properties and in 25 NAT sweeps. They also provide support by providing security to inspectors in the field conducting inspections in high risk neighborhoods and to the task forces and NAT sweeps in the First and Second Supervisorial Districts.

The DAIs' participation in the inspections and sweeps has resulted in the filing of criminal charges in three felony cases which are being handled by another DA unit, ten misdemeanor cases, as well as 16 probable cause arrests and 20 arrests for outstanding warrants. They have assisted the Department of Regional Planning (DRP) in the investigation of a recycling center in the Second Supervisorial District and a gang-controlled market in City Terrace in the First District with multiple code violations.

Two new DAIs have been added to the staff this reporting period: Katina Street and Jeffery Scott bringing the number of code enforcement DAIs to 16.

**Cases Handled by the District Attorney**

During this reporting period, the Section received 60 referrals from County departments, reopened one case, and continued to work on 51 cases carried over from the prior reporting period. The Section worked with the following departments: DRP, Animal Care and Control (ACC), Fire, Public Health/Environmental Health (DPH/EH), Public Works (DPW), Treasurer and Tax Collector (T&TC), Sheriff (including the NATs and Community Oriented Policing Services), and the Office of Public Safety, as well as the following State agencies: Fish and Game (F&G), Department of Alcoholic Beverage Control, and Food and Agriculture (Milk and Dairy and Livestock Identification).

The Section set 37 office conferences, prosecuted 30 misdemeanor cases, and one felony probation case during this reporting period and met with numerous task forces to address problem properties. Additionally, the DA was involved in informal talks with numerous property owners. The Section closed 26 cases following successful resolution of the matters. No case was formally rejected.

Code Enforcement Process Improvements

Biannual Report

January 2006 through June 2006

Page 3 of 6

See Exhibit 1 for a summary of the disposition of the cases, by Supervisorial District, handled by the DA Code Enforcement Section this reporting period.

**COUNTY COUNSEL CODE ENFORCEMENT UNIT (CCCEU)**

**New Developments**

*Fourth Supervisorial District Code Enforcement Team Meetings*

County Counsel has initiated code enforcement team meetings in the Fourth Supervisorial District, comprised of the County's code enforcement officers assigned to the Rowland Heights and Hacienda Heights areas. The meetings are designed to improve efficiency and coordination of code enforcement cases and avoid duplicative efforts expended by the various departments. It will also identify high priority cases for handling through multi-agency inspections. This task force met for its first monthly code enforcement meeting on June 6, 2006. Future meetings will take place on the first Wednesday of every month.

*DA's Approval for County Counsel to File Unfair Business Practice Complaint*

Also, during this reporting period, the DA's Consumer Protection Division gave its approval for County Counsel to proceed with an Unfair Business Practice cause of action, pursuant to the California Unfair Competition Act against a contractor and three developers involved in fraudulent residential projects in the unincorporated areas of Florence-Firestone and West Athens in South Los Angeles. The complaint, which involves 15 properties, also alleges violations of the County's Building and Zoning Codes. The lawsuit, which was filed in July, seeks injunctive relief to prevent the defendants from engaging in future unfair business practices, correction of the outstanding code violations, compensation to the persons who purchased the properties, including their costs to correct the code violations and civil penalties against the defendants for engaging in the unfair business practices.

**Cases Handled by County Counsel**

During this reporting period, the CCCEU received 18 new referrals and continued to work on 49 cases carried over from the prior reporting period. The CCCEU is handling three pending court matters, held three office conferences, and closed 25 cases when the properties were brought into substantial compliance.

See Exhibit 2 for a summary of the disposition of the cases, by Supervisorial District, handled by the CCCEU during this reporting period.

Code Enforcement Process Improvements

Biannual Report

January 2006 through June 2006

Page 4 of 6

**ONGOING EFFORTS TO INTEGRATE CODE ENFORCEMENT OPERATIONS AND PROMOTE DEPARTMENTAL COLLABORATION**

**Trainings and Conferences**

*Code Enforcement Cross-Training*

A code enforcement cross-training session took place on May 24, 2006 at the Los Angeles County South Coast Botanic Garden. The DA and County Counsel trained code enforcement staff on such topics as preparing inspection warrants and the scope of administrative searches for code enforcement cases. Due to the increasing number of code enforcement cases involving alleged employee fraud, a new component to this training included a presentation by the Auditor-Controller's Office on "Inappropriate Solicitations and Gratuities; Fraud Awareness and Reporting." Feedback from conference participants indicates that this was a relevant, informative and important topic. The next code enforcement cross-training conference will be held in November 2006.

*Statewide Conference on Community Prosecution*

Some members of the CCCEU attended this conference which was held in Northern California in March 2006. The Deputy-in-Charge of the DA's Code Enforcement Section spoke on "The Nuts and Bolts of Code Enforcement" and highlighted some of the Section's success stories.

*Second Annual Los Angeles County Hoarding Conference*

For the second year, a member of the CCCEU participated as a panelist and gave a presentation on "Alternative Legal Remedies" to traditional code enforcement approaches at the Second Annual Hoarding Conference held at the Long Beach Convention Center. Other members of the CCCEU volunteered at the two-day conference, which was co-sponsored by the Department of Mental Health (DMH) and the Los Angeles Area Fire Marshals Association. The conference was well attended and included social workers, code enforcement officers, firefighters, animal control officers, and legal experts.

*Residential Placement Protocol Task Force Training*

Sober living homes do not require licensing and consequently are unregulated as such. Many of the residents in sober living homes are elder and dependent adults who have mental and physical disabilities and who have limited incomes. These factors make them susceptible to neglect in sober living homes. These facilities sometimes come to

## **Code Enforcement Process Improvements**

**Biannual Report**

**January 2006 through June 2006**

**Page 5 of 6**

the attention of code enforcement personnel due to associated code violations relating to unsanitary and substandard housing conditions.

The Residential Placement Protocol Task Force (RPP) is preparing a training conference scheduled for January 2007. This conference will focus on the sober living home problems encountered this past year so that enforcement officers, mental health, and social service agencies have an understanding of the complexity of the problem and are better able to work collaboratively to tackle these increasingly challenging and difficult cases. Presenters and topics will include:

- CCCEU: "Bridging the Gap – The Subtle Indicators of Abuse" and the "Multi-Agency Investigation – When and How It Is Used";
- DA's Elder Abuse Unit: "Recognizing Indicators of Elder/Dependent Adult Abuse;"
- DMH: "Unlicensed Facilities – Exploiting the Mentally Ill;" and
- Social Security Administration: "Recognizing and Reporting Representative Payee Fraud."

## **Workgroups and Special Projects**

### *The Sober Living Home Workgroup*

In January of this year, on motion of Mayor Antonovich and Supervisor Burke, the Board directed the Department of Mental Health, Community and Senior Services, DPH/EH, and the Sheriff to report back on the investigation of a sober living home located in unincorporated Lennox, as well as other issues and problems brought about by the operation of such unregulated residences.

The workgroup members have been meeting regularly during the reporting period and have included the following outside agencies: City of Los Angeles, California Community Care and Licensing, State Department of Justice, and the Social Security Administration. This group will be making recommendations to the Board to address the sober living home problem in September 2006.

## Code Enforcement Process Improvements

### Biannual Report

January 2006 through June 2006

Page 6 of 6

#### *Administrative Fines and Non-Compliance Fees Workgroup*

The CCCEU and the CAO created a workgroup to implement the Administrative Fines and Non-Compliance Fee amendment to Title 1 of the Los Angeles County Code. The following County departments are workgroup participants: Agricultural Commissioner/Weights and Measures, ACC, DRP, DPH/EH, DPW (Building and Safety, Property Rehabilitation and Environmental Programs), T&TC, and the Fire Department. The workgroup has formed the following subcommittees with the following areas of focus:

- Administrative Fines and Non-Compliance Fees: Establish administrative fine and non-compliance fee amounts for code violations.
- Hearing Officer: Develop procedures and guidelines for a hearing officer to use in conducting administrative reviews of contested fine amounts.
- Forms: Standardization of code enforcement forms utilized by departments to comply with County code administrative fine and non-compliance fee requirements.
- Liens: Develop procedures for the creation of liens on real property for unpaid administrative fines.

The subcommittees meet monthly and make recommendations to the full group which also meets monthly. Upon completion of the various subcommittee tasks, a report with recommendations will be filed for Board approval. At the end of the first year of implementation, the program will be evaluated with a report back to the Board should additional modifications be required.

#### *Amendment to the County's Anti-Peddling Ordinances*

Illegal peddling is a serious concern in the East Los Angeles and Florence-Firestone communities. During the course of prosecuting numerous peddling cases, the DA Code Enforcement Section has identified inconsistencies, loopholes, and antiquated provisions in Titles 7, 8, and 11. The DA Code Enforcement Section is working with County Counsel to amend the applicable codes.

### **CONCLUSION**

The aim of the County's code enforcement program is to improve the quality of life for the residents of the unincorporated areas of Los Angeles County consistent with Goal 6 of the County Strategic Plan. To this end, the actions taken by the Board to enhance the resources available for prosecution of code enforcement cases has resulted in increased DA criminal prosecutions and additional referrals to the CCCEU for pursuit of civil remedies.

Exhibit 1

**District Attorney Code Enforcement Section**  
**Second Biannual Status Report for January 1, 2006 to June 30, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b>First District</b>							
Illegal grading		1	1			1	Violator arrested on unrelated felony charges.
Outside storage - inoperable vehicles and/or junk and salvage	2	2	2		1	3	1) Railroad posted signs and working with agencies to clean right-of-way; 2) Office conference to remove trailer held; 3) DRP continues monitoring of property; and 4) Property abated, case closed.
Improper uses within zone, blocking roadway, unpermitted construction; (Also refer to "Non-conforming use, illegal wiring, unpermitted structure in County Counsel Exhibit 2/First District)	1		1			1	Complex case -- car wash, apartment building and family business. Multiple departments involved: DPW, Building & Safety and Road Maintenance Divisions; DRP and County Counsel. Case pending DRP's application process. Meeting to be held in August to determine single use.
Unlicensed business			1	1	1		Multi-agency approach, NAT, gang market closed after Business License Commission hearing.
Unpermitted construction	1	2		1		3	1) DPW is further investigating; interviewing tenants; 2) One structure removed, DPW continues to monitor the conversion of a structure back to its use as a garage; monitoring will continue until conversion is complete; and 3) Criminal complaint filed; pretrial set for 9-5-06.
Vacant building/inoperable vehicles		2			2		Abandoned strip club, squatters, drug users, problem for Azusa & Covina. Buildings now torn down and fenced off.
Substandard apartment or dwelling		2	2			2	1) Criminal complaint to be filed in one case; and 2) Monitored through NAT team inspections; and the case has been referred to DPW's Building and Safety, Rehabilitation Unit.
Illegal signage		1			1		Graffiti abated at bakery; case resolved with Sheriff.

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Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Living in recreational vehicle		1		1		1	Two individuals - one pled guilty and one bench warrant was issued.
Living in garage; (Also refer to "Nuisance property in East L.A. with long history of drug and gang activity" case in County Counsel Exhibit 2/First District)	1			1		1	Instead of misdemeanor, DDA filed a probation violation in an existing felony case. Conditions of probation now include "no living in garage." Case being monitored by DPW, Building and Safety. Court is setting progress reports. Next court date 8-8-06. Last appearance property in compliance.
<b>First District Total</b>	<b>8</b>	<b>9</b>	<b>7</b>	<b>4</b>	<b>5</b>	<b>12</b>	
<b>Second District</b>							
Unpermitted construction	1	2	2			3	1) Wall construction without a permit; office conference held; DRP monitoring ; 2) Altering building without a permit; office conference held and DPW monitoring corrections; and 3) Altering building without a permit; an office conference will be set.
Outside storage - inoperable vehicle and/or junk and salvage	1	1	1			2	1) Property being monitored by DPW; 2) DRP and DPW continues monitoring the removal of exterior junk and salvage.
Improper use within zone	1	1				2	1) Commercial property not meeting development standards. Plot plan submitted to DRP; and 2) Illegal warehouse and commercial vehicles: DAI locating owner.
Illegal boarding house				1	1		Property now in compliance, but ongoing monitoring is being conducted by DRP to assure continued compliance.
Building not in compliance with fire code				1		1	Office conference to be scheduled.
Dumping tires					1	1	Violator cited to appear in court. Truck has been confiscated.

Exhibit 1

**District Attorney Code Enforcement Section**  
**Second Biannual Status Report for January 1, 2006 to June 30, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Violations on residential properties: 1) Alcohol sales; and 2) cattle in residential zone		2		2	1	1	1) Parties pled guilty in alcohol case and condition abated; and 2) Cattle case pending in court.
Living in Trailers in R-1 Zone	1	1	1				2) 1) Office conference held on the first case and violator is working towards compliance; and 2) an office conference will be scheduled for the new referral.
<b>Second District Total</b>	<b>4</b>	<b>10</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>13</b>	
<i>First and Second District Anti-Peddling Task Force</i>							
Peddling Citations in Florence-Firestone	16	13		13	9	20	Eleven of the cases are pending bench warrants; five cases are pending the filing of criminal complaints; four cases are still pending in court; and nine cases have been closed (eight guilty pleas and one dismissal).
<b>First and Second District Task Force Total</b>	<b>16</b>	<b>13</b>	<b>0</b>	<b>13</b>	<b>9</b>	<b>20</b>	
<i>Third District</i>							
Outside storage of inoperative vehicles, trash, RVs used for living, or mobile homes without CUP	1	1		1			2) 1) Inspection warrant, multi-agency case, and trial set; and 2) Multi-agency case working with property owner.
Numerous mobile homes without permits							
Insufficient road access for Fire Department	1			1			1) Met with DRP and Coastal Commission; DRP to conduct follow-up inspection with DAIs. DA will coordinate with Coastal Commission for potential prosecution.
Swimming pool violations							1) Private road involving 11 properties. Met twice with property owners. Fire Dept monitoring progress.
<b>Third District Total</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>1</b> Office conference to be scheduled.
<i>Fourth District</i>							
Unpermitted structure	1	1	2	2			2) 1) Case reopened, follow-up office conference to be conducted; 2) Office conference held; DPW monitoring.
<b>Fourth District Total</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	

Exhibit 1

**District Attorney Code Enforcement Section**  
**Second Biannual Status Report for January 1, 2006 to June 30, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b>Fifth District</b>							
Improper use within zone	3			2			3 1) Compliance being monitored by DRP; Criminal complaint filed; and 3) Court granted motion to withdraw plea, case pending for trial. <sup>2)</sup>
Outside storage of junk and salvage and/or inoperable vehicles	6	16	14	1	5	17	Five cases in compliance, including multi-agency task force case involving hundreds of vehicles; four cases involve monthly or bi-monthly inspections including one involving task force of DA, DRP, DPW, Fire, ACC and DPH. Thirteen properties being monitored by agencies for compliance.
Substandard apartment or dwelling	1	5	4		6	0	All Public Health referrals, all properties in compliance.
Living in recreational vehicles on vacant land	3	3		3		6	Three cases involve prosecution of 5 people: 3 bench warrants; 1 pending; 1 guilty plea. One case - multi-agency monthly visits progressing towards compliance; two cases being monitored by DRP and possible criminal complaints to be filed.
Unpermitted masonry	1			1		1	Court monitoring compliance.
Unpermitted grading	2	1	1	2		3	Court cases at pre-trial stage; 3 cases being prepared for criminal filing.
Oak tree permit violation	1	1			1		Involves DRP, DPW, Forestry. Office conference held followed by site visit with all agencies.
Insufficient road access for Fire Department	1			1		1	Road easement partially blocked; case to go to trial.
Altering water course	2			2		2	Properties being monitored by DPW, DRP, and State Fish and Game (F&G). Additional meeting held with DRP and F&G.
<b>Fifth District Total:</b>	<b>19</b>	<b>26</b>	<b>22</b>	<b>10</b>	<b>11</b>	<b>34</b>	
<b>TOTAL CASES:</b>	<b>51</b>	<b>61*</b>	<b>37</b>	<b>31</b>	<b>26</b>	<b>86</b>	

Footnotes:

- <sup>1</sup> 30 misdemeanor prosecutions and an ancillary involvement in 1 felony probation case  
\*60 new cases and 1 reopened case

Exhibit 2

**County Counsel Code Enforcement Unit  
Status Report for January 1, 2006 to June 30, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>First District</b>							
Zoning and building code violations and unfair business practices on four residential properties in the Florence-Firestone area (related to West Athens building code violation and unfair business practices matter in the First District)	4						4 A lawsuit will be filed in early July in L.A. County Superior Court against the developers of all four of these properties for violation of B&P Code Section 17200, the California Unfair Competition Act and zoning code violations. The lawsuit seeks injunctive relief to prevent future unfair business practices, correct outstanding code violations, restore to property owners their costs to correct the code violations and impose civil penalties. <sup>1</sup>
Nuisance property in East L.A. with long history of drug and gang activity. (Also refer to living in garage case in DA Exhibit 1 - First District)	1				1		CCEU needs to take no further action on this case, since the violator is now in compliance; however, the violator is on probation and DA is monitoring progress reports being conducted by the court.
Residential/commercial property with long history of nuisance/criminal activities, located in unincorporated area near Azusa-West Covina border	1				1		Case closed. Property brought into substantial compliance.
Non-conforming use, illegal wiring, unpermitted structure. (Also refer to improper uses within zone, blocking roadway, unpermitted construction case in DA Exhibit 1 - First District)	1				1		Second office conference held this reporting period with property owner and counsel; County Counsel and all interested agencies present; DA instructed owner to devise a plan for the lawful use of the property and will follow-up with owner at the end of August; possible criminal and civil prosecutions pending.
<b>First District Total</b>	7	0	1	0	2	5	
<b>Second District</b>							
Recycling center operating without the required zoning approvals	1					1	Business license to operate recycling center was denied by County Business License Hearing Officer on 5/12/06. DRP is preparing a case referral report and, upon receipt, County Counsel will file a civil lawsuit.
Large number of adults residing in apartment units; poor sanitation and plumbing, lack of water, overcrowding, unpermitted construction	1				1		Case closed. County departments worked with property owner to bring the property into compliance, which was achieved after operator/violators abandoned property on January 25, 2006. However, a task force was formed to address the problems brought about by this case and unregulated sober living homes.
<b>Second District (continued)</b>							
Zoning and building code violations on 12 residential properties in the West Athens area (related to zoning and building code violations and unfair business practices matter in Florence-Firestone in the First District)	12	1			2	11	During this reporting period, 2 of these cases were closed when the property was brought into substantial compliance. A new case involving the same developers was opened this reporting period. A lawsuit will be filed in early July in L.A. County Superior Court against the developers of all eleven of these properties for violation of B&P Code Section 17200, the California Unfair Competition Act and zoning code violations. The lawsuit seeks injunctive relief to prevent future unfair business practices, correct outstanding code violations, restore to property owners their costs to correct the code violations and impose civil penalties. <sup>2</sup>

Exhibit 2

**County Counsel Code Enforcement Unit**  
**Status Report for January 1, 2006 to June 30, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Junk and salvage inside and outside of home, unlicensed and sick dogs, inoperable vehicles	1					1	County Counsel, DRP, Fire and DMH reinspected the property on 6/27/06 and noted the violations still exist; legal action will be initiated.
Inoperable vehicles, junk and salvage, unpermitted structure, electrical and plumbing; unpermitted car repair business		1		1		1	Lawsuit filed on 5/5/06; preliminary injunction was granted on 6/26/06; case will not be dismissed until substantial compliance is achieved.
Inoperable vehicles; parking within required yard setback; converted garage		1		1		1	Office hearing conducted on 6/20/06; owner given 30 days to bring the property into compliance.
Gang property responsible for narcotic sales, murder, assaults		1				1	County Counsel is working with the Sheriff to abate the gang activity on the property through the code enforcement process.
<b>Second District Total</b>	<b>15</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>16</b>	
<b>Third District</b>							
Storage container on property in violation of approved plot plan	1					1	Case closed. Property brought into substantial compliance.
Unpermitted structures encroaching upon County-owned land; zoning, building, and fire code violations		1				1	Notice of trespass issued by the CAO Real Estate Division; owner was given until the end of February 2006 to demolish the structure and correct violations. The owner did neither. County Counsel again attempted to work with the property owner to ensure voluntary compliance, but due to lack of owner cooperation, County Counsel intends to file a civil lawsuit in September 2006.
Removal of oaks trees without permit	1					1	On June 14, 2006, DRP sent another letter to the responsible party requesting additional information before they can continue processing the Oak Tree Permit. The applicant will be soliciting bids for an architect to draw landscaping plans shortly.
<b>Third District Total</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	
<b>Fourth District</b>							
A business operation dispensing medical marijuana	1				1		A case has been settled as to one of the defendants, settlement talks continue with two defendants, discovery initiated against the three remaining defendants in preparation for trial. <sup>3</sup>
Graffiti on abandoned railroad bridge over 605 Freeway	1					1	The County's jurisdiction over the matter is still being determined, the County still plans to work with CalTrans; but, if the portion of the 605 freeway, in which the bridge is located, traverses over and is bounded within the County land limits, County Counsel will recommend filing a civil action against the bridge owner for abatement of graffiti.
Motor home on Shadybend Avenue	1					1	Case closed. No code violation determined.
Operating a business from a residence		1				1	Case closed. Property brought into substantial compliance.
Abandoned house attracting transients and teenagers to break in; graffiti on property		1				1	Case closed. COFS unit investigated; graffiti cleaned-up; property brought into substantial compliance.

Exhibit 2

**County Counsel Code Enforcement Unit**  
**Status Report for January 1, 2006 to June 30, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Citizens using buses in a commercial district are parking their cars in residential areas	1				1		Complainant residing in the neighborhood east of Daisetta and Nogales in Rowland Heights contacted SD 4 and complained that he and his neighbors were negatively impacted by the patrons of the commercial center across from the residential area in which they reside. The patrons park their cars in the neighborhood. Their neighborhood is also impacted by a tour bus operation working from this location. County Counsel is reviewing the matter and considering various options to address the problem.
Unpermitted construction: conversion of Single Family Dwelling (SFD) into a duplex without proper permits	1					1	DPW met with homeowner on 5/12/06. DPW and DRP conducting additional investigation. Homeowner submitted new plans on 5/22/06 and DPW issued a new building permit on 6/28/06.
Request to widen school district owned walkway easement that provides east-west access to Rowland Unified School District's Alvarado Intermediate School, in response to beating death of teenager.	1				1		Based on the documents presented by Rowland Unified School District, CCCEU and DPW advised that the right to widen the corridor is a civil issue between the school district and the property owners. Since there does not appear to be any legal obligation to widen the corridor on the County's part, case was closed.
Drug activity, health violations on residential property	1					1	Sheriff's COPS unit will conduct surveillance to see whether there are drug transactions on the property; thereafter, DRP, DPW, and DPH will visit the property for inspection.
Single family residence occupied as a boarding house	1					1	Second Notice of Noncompliance Fee was issued on 4/4/06. DRP to make referral to DA's code enforcement unit. County Counsel has initiated inquiries to DRP and DPH to determine the status of public health approvals.
Restaurant with on-site dining is maintained without DRP approval	1					1	Final Zoning Enforcement Letter assessing cost/penalties was issued on 6/27/06. CCCEU awaiting report back from DRP.
Posting handbills on public highway	3				3		Cases closed. Responsible parties contacted and they have agreed not to post signs.
<b>Fourth District Total</b>	<b>3</b>	<b>11</b>	<b>0</b>	<b>1</b>	<b>8</b>	<b>6</b>	
<b>Fifth District</b>							
Numerous inoperable vehicles, junk and salvage, unpermitted structures, and illegal grading and electrical work on a residential property	1				1		A judgment and order was issued in March 2006 granting a permanent injunction and ordering defendant to clean up property; clean-up is ongoing and some progress has been made.

## Exhibit 2

**County Counsel Code Enforcement Unit  
Status Report for January 1, 2006 to June 30, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Unpermitted and accessory structures on a residential property maintained within required setback area and in private and future street	1					1	Office hearing held on 1/11/06. Owner's attorney promised to work with County departments to bring property into compliance. DRP and DPW, Building & Safety, gave owner 30 days to obtain any required approvals and permits. As of 2/2/06, owner has paid all outstanding Notice of Violation fines, and received plot plan approval and building permit to remove structures in setback area. On 2/14/06 owner requested street vacation; on 3/7/06, applicant paid \$500 processing fee and DPW initiated processing initial phase of vacation. DPW has gathered responses from affected DPW divisions and is currently circulating letters to appropriate County agencies for their comments, recommendations and/or objections to vacation. If there are no objections, the last step of the initial phase is a letter to DRP for its approval. The final stage of the vacation process will be the preparation of a letter to the Board of Supervisors for public hearing on proposed vacation. DPW's vacation process can take a total of 12 to 16 months.
Recreational trailer park operating with an expired CUP and allowing residents to stay indefinitely; junk and salvage	1					1	DRP met with owner on 3/29/06. Owner had cleaned up junk and salvage and applied for CUP renewal at that meeting. Vacation notices sent to permanent residents. Pending CUP approval, the owner initiated a new program as follows: 1) primary residential offenders were evicted, 2) owner is allowing new tenants to stay a maximum of 9 weeks, and 3) owner is providing an updated list of tenants to DRP every 3 months.
Inoperable vehicles, junk and salvage, unpermitted structures, grading and electrical work	1					1	County Counsel has met with defendant's attorney and significant compliance has been achieved in the abatement of zoning violations. County Counsel to meet with DPW on the abatement of the building code violations.
Motel Task Force cases involving 8 motels, in unincorporated area of Pasadena, initiated due to complaints of loitering, prostitution and run-down conditions	8				7	1	Following two sweeps by the Mobile Home Task Force, 7 of the properties were brought into substantial compliance; as a result of ongoing monitoring on one of the properties, law enforcement reports an increase in calls for service and another sweep is being planned in the next few weeks.
<i>Fifth District (Continued)</i>						4	County Counsel is working with the involved departments to facilitate a resolution between the developers and property owners on speed bump violations as well as related drainage course erosion and restoration issues.
Speed bumps installed by four homeowners on private road without Fire Department's approval	4					1	Case closed. Property brought into substantial compliance.
Illegal grading, inoperable vehicles, oak tree encroachment, unpermitted retaining wall, small travel trailer, questionable weed abatement	1						

Exhibit 2

**County Counsel Code Enforcement Unit  
Status Report for January 1, 2006 to June 30, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Health and zoning violations, trash, yard waste, junk and salvage, unpermitted structure, inoperable vehicles, recreational vehicle used for residential purposes, illegal activity on property	1				1		Case closed. Property brought into substantial compliance.
Major illegal disposal operation	1				1		Significant progress towards compliance made during this reporting period; final compliance expected by August 2006.
Junk and salvage, owner conducting activities without a permit which is impacting oak trees	1				1		Case closed as to County Counsel involvement because DA has filed a criminal complaint; trial set to begin 8/7/06. <sup>4</sup>
Garage conversion without zoning or building permits	1				1		Case closed. Property brought into substantial compliance.
Suspected criminal activity involving residents of an addiction treatment center	1				1		County Counsel visited location on 6/22/06; complaint to State Department of Alcohol and Drug Programs will be filed by mid-August; CCCEU gathering evidence in support.
San Dimas property owner has encroached onto a County Park without County permits; illegal grading; planting non-native vegetation; case ongoing since 1992	1	1			1		County Counsel negotiating resolution and coordinating restoration project among local, state and federal agencies; owner has deposited \$100,000 into an account for restoration work to commence upon issuance of all necessary permits. <sup>5</sup>
Dirt hauling contractor responsible for dumping unapproved concrete and fill into a water channel; unpermitted grading	1				1		DA filed a criminal proceeding on 8/11/05; pre-trial held on 4/12/06; trial set for 7/24/06. <sup>6</sup> County Counsel is waiting for the resolution of the criminal proceeding before pursuing possible civil action.
<b>Fifth District Total</b>	<b>21</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>11</b>	<b>13</b>	
<b>TOTAL CASES</b>	<b>49</b>	<b>18</b>	<b>3</b>	<b>3</b>	<b>25</b>	<b>42</b>	

<sup>1</sup> Lawsuit was filed July 7, 2006

<sup>2</sup> Lawsuit was filed July 7, 2006

<sup>3</sup> Case filed against all defendants; the defendant operators must vacate on or before 4/30/07 (expiration of lease) otherwise defendant property owners to initiate unlawful detainer proceedings.

<sup>4</sup> Defendant plead guilty; placed on three-year summary probation and ordered to clean up property.

<sup>5</sup> On 8/17/06, owner required to give status on progress report and deposit an additional \$50,000.

<sup>6</sup> On July 24, 2006 (date of trial) defendant failed to appear in court and a bench warrant was issued for \$50,000. DA's are looking for defendant.



County of Los Angeles  
**CHIEF ADMINISTRATIVE OFFICE**

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DAVID E. JANSSEN  
Chief Administrative Officer

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

February 13, 2007

To: Supervisor Zev Yaroslavsky, Chairman  
Supervisor Gloria Molina  
Supervisor Yvonne B. Burke  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: David E. Janssen  
Chief Administrative Officer

**CODE ENFORCEMENT BIANNUAL REPORT**

Please find the enclosed Code Enforcement Biannual Report prepared by County Counsel and the District Attorney pursuant to the Board's instruction on November 30, 2004. If you have any questions regarding the Report, your staff may contact Richard Weiss, Assistant County Counsel at (213) 974-1924 or Michael Noyes, Deputy-in-Charge, District Attorney's Office at (213) 580-3269.

DEJ:MKZ  
DSP:pg

Enclosure

c: Executive Officer, Board of Supervisors  
County Counsel  
District Attorney

2007-02 Code Enforcement Biannual Report 02-13-07



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

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RAYMOND G. FORTNER, JR.  
County Counsel

February 8, 2007

TO: DAVID E. JANSSEN  
Chief Administrative Officer

FROM: RAYMOND G. FORTNER, JR.  
County Counsel

*RE: Biannual Report*

*cc: DA Office of the County Counsel*

*cc: DA Office of the County Counsel*

*SAC*

STEVE COOLEY  
District Attorney

RE: **Code Enforcement Biannual Report**

On November 30, 2004, the Board of Supervisors instructed your office, with the assistance of the District Attorney ("DA") and County Counsel, to provide Biannual Reports to the Board on the effectiveness of the new code enforcement units within the DA and County Counsel. Three Biannual Reports have already been provided to the Board. This fourth Biannual Report ("Report") covers the time period of July 2006 through December 2006. The Report (see enclosure) provides a narrative of the strategies and efforts of the DA and County Counsel units. Exhibits 1 and 2 to the Report provide more detailed information regarding the status and disposition of cases for the DA and County Counsel, respectively.

The Report includes information regarding the investigations undertaken by the DA Code Enforcement Section Investigators, the number of cases and prosecutions handled by the DA and County Counsel, and the disposition of these cases. The Report also references ongoing efforts by the DA, County Counsel, and the involved County departments to further integrate the County's code enforcement program and promote collaboration among departments.

- 2 -

If you have questions concerning this matter, please contact me,  
Assistant County Counsel Richard D. Weiss at (213) 974-1924, Senior Deputy  
County Counsel Sari J. Steel at (213) 974-1927, or Deputy-in-Charge  
Michael Noyes, District Attorney's Office, at (213) 580-3269.

RGF:SJS

Enclosure

**DISTRICT ATTORNEY AND COUNTY COUNSEL CODE ENFORCEMENT  
BIANNUAL REPORT  
July 2006 through December 2006**

**I. DISTRICT ATTORNEY CODE ENFORCEMENT SECTION**

The District Attorney Code Enforcement Section ("Section") has expanded in size to better serve the needs of the code enforcement agencies. The Section's approach to code enforcement continues to focus on voluntary compliance as the primary objective. The Deputy District Attorneys ("DDAs") use office conferences, whenever possible, and criminal prosecutions when compliance is not forthcoming. Additionally, the Section has continued to provide support and peace officer backup to departmental code enforcement officers, as well as education in the effective use of the criminal justice system and multi-agency cooperation. The Section will continue to use citations in limited situations that are not suitable for the office conference approach.

**Staffing Enhancements**

The Section has increased in size from six District Attorney Investigators ("DAIs") to a current total of 14. This growth will continue until the Section is fully staffed at 16 DAIs. The DAIs will be aligned in a team format. There will be three teams. Each team will consist of a Supervising DAI and four Senior DAIs. The three teams will be headed by a Lieutenant.

The Section now has its first permanent Lieutenant, Jack Gonterman. Dave Maro was recently promoted from within the Section and is the second Supervising DAI along with Rogelio Maldonado. Once the teams are fully staffed, they will be primarily assigned to one of each of the geographic areas encompassed by the First, Second, and Fifth Supervisorial Districts based on those Districts' prioritization of code enforcement resources. However, the teams will be flexible so that diligent investigative efforts can be pursued in all areas of the County.

Presently Supervising DAI Maro heads a team that is assigned to the northern portions of the County, including Antelope Valley, Acton, Agua Dulce, Val Verde, Kagel Canyon, and La Crescenta. Supervising DAI Maldonado heads the larger team that is currently assigned to San Gabriel Valley and the South Basin.

The number of DDAs will also increase from three to four to allow for heightened criminal code enforcement prosecutions.

**NAT Teams**

The growth of the Section is directly related to the growth in Nuisance Abatement Teams ("NAT Teams") across the County. The Board of Supervisors has approved budgeting for new NAT Teams in the First, Second, Fourth, and Fifth Supervisorial Districts. The DAI teams are a key component of each of these new NAT Teams. The DAI teams provide each NAT Team with

**Code Enforcement Process Improvements  
Biannual Report  
July 2006 through December 2006**

security and share their investigative skills for the benefit of the code enforcement agency officials that also comprise the NAT teams. The Section enthusiastically supports the NAT Teams.

**Citations**

Citations have proven to be an effective code enforcement tool. The DAI, accompanied by the code enforcement investigator who is at the scene to identify the crime, will continue to cite violators to appear in court in those situations involving squatters, violators caught in the act of illegal grading, or in an act that has an immediate negative impact on the neighboring community. Office conferences are not effective in these situations. Nor is an office conference effective if the violator has shown through words and conduct that he or she has no intent to cooperate unless compelled. The citation program will be expanded to include these situations as well, regardless of the specific nature of the code violation.

**Inspection Warrants**

Inspection warrants are an effective tool to gain access to properties for inspections. A warrant can only be issued by a judicial officer if voluntary access has been denied. Coordinating multiple agencies for a site inspection is not easy and can be made even more difficult if entry is denied. A DAI recently wrote an inspection warrant for a multi-agency inspection, and even though the owner once again denied entry, the inspection took place. The Section will expand its efforts to prepare and use inspection warrants for the benefit of the code enforcement agencies.

**District Attorney Investigations**

The DAIs have assisted in both criminal and civil cases, and since July 1, 2006, have been involved in the inspections of more than 330 properties and 32 NAT sweeps in all five Supervisorial Districts. They also provide support by providing security to inspectors in the field conducting inspections in high risk neighborhoods and to the various code enforcement task forces.

During this reporting period, the DAIs' participation in the inspections and sweeps has resulted in 14 probable cause arrests and 21 arrests as a result of outstanding warrants involving 12 alleged felonies and 23 alleged misdemeanors. As a result of these arrests, the Section has filed 10 misdemeanor cases and another DA unit is filing criminal charges in three felony cases.

Code Enforcement Process Improvements  
Biannual Report  
July 2006 through December 2006

**Cases Handled by the District Attorney**

During this reporting period, the Section received 47 new case referrals from County departments, reopened one case, and continued to work on 86 cases carried over from the prior reporting period. The Section set 35 office conferences, prosecuted 33 misdemeanors, had ancillary involvement in one felony probation case during this reporting period, and met with numerous task forces to address problem properties. Additionally, the DA was involved in informal talks with numerous property owners. The Section closed 50 cases following successful resolution of the matters.

See Exhibit 1 for a summary of the status and disposition of the cases, by Supervisorial District, handled by the DA Code Enforcement Section this reporting period.

**II. COUNTY COUNSEL CODE ENFORCEMENT UNIT ("CCCEU")**

**Creation of Graffiti Task Force**

Due to the widespread problem and increase of incidents of graffiti in the unincorporated areas of the County, the CCCEU and the First Supervisorial District Office created a Graffiti Task Force comprised of representatives from the District Attorney's office, Department of Public Works ("DPW"), the Department of Regional Planning ("DRP"), Sheriff, and Probation. The task force is focusing on problems in a defined area and working on developing a protocol to enforce the County Graffiti Ordinance. Plans are to expand the concept to graffiti prone areas in other Supervisorial Districts as desired.

**Case Highlights**

*Coordinated City/County Closure of Substandard Sober Living Facility*

In September of this year, the Residential Placement Protocol ("RPP") Task Force, led by the Chief Administrative Office ("CAO") and the CCCEU, coordinated a County and City response to the emergency closure of an alleged sober living facility located adjacent to Mac Arthur Park, known as the Palace, and the temporary and permanent relocation of over 80 individuals, many of whom would otherwise have been left homeless.

The operators of the Palace claimed it was exempt from licensing requirements. Although County code enforcement departments were not formally involved, since the facility is within Los Angeles City limits, many of the County social service and mental health agencies played a significant role when it was discovered that the resident population consisted largely of

Code Enforcement Process Improvements  
Biannual Report  
July 2006 through December 2006

dependent and elderly adults who were living in substandard conditions and were being neglected. It was also found that many of the residents required care and supervision, a licensed activity.

The coordinated response included proactive participation by the County Departments of Community and Senior Services, Mental Health, Public Social Services, and Health Services; the Los Angeles City Police, Fire, and Public Works Departments; City Councilman Reyes' staff; the State Department of Social Services Community Care Licensing Division; and the Social Security Administration.

*Lawsuit Filed Against Developers for Unfair Business Practices*

During the last reporting period, the DA's Consumer Protection Division gave its approval for the CCCEU to proceed with an Unfair Business Practice cause of action, pursuant to the California Unfair Competition Act, against a contractor and three developers involved in the construction of residential properties in the unincorporated areas of Florence-Firestone and West Athens in South Los Angeles.

As a result, the CCCEU filed a lawsuit in Superior Court in July involving 15 properties. The lawsuit seeks injunctive relief to prevent the defendants from engaging in future unfair business practices, correction of the outstanding Planning and Building Code violations, compensation to the persons who purchased the properties, including their costs to correct the code violations, and civil penalties against the defendants for engaging in the unfair business practices. The CCCEU has been conducting discovery and engaging in settlement discussions with one of the defendants. The case is set to go to trial on July 2, 2007.

**Cases Handled by County Counsel**

During this reporting period, the CCCEU received 30 new referrals and continued to work on 42 cases carried over from the prior reporting period. The CCCEU is handling 6 civil prosecutions involving 20 properties, held two office conferences, and closed 20 cases when the properties were brought into substantial compliance.

See Exhibit 2 for a summary of the status and disposition of the cases, by Supervisorial District, handled by the CCCEU during this reporting period.

Code Enforcement Process Improvements  
Biannual Report  
July 2006 through December 2006

**III. ONGOING EFFORTS TO INTEGRATE CODE ENFORCEMENT OPERATIONS AND PROMOTE DEPARTMENTAL COLLABORATION**

**Trainings and Conferences**

*Code Enforcement Cross-Training Conference*

The fourth in a series of code enforcement cross training programs was held on November 15, 2006, at the Los Angeles County South Coast Botanical Gardens. Four code enforcement departments – Fire, Public Health, DPW/Building and Safety, and DRP – made presentations on identifying, documenting and reporting code violations, and making referrals to other departments. Following the departmental presentations, the NAT coordinator addressed the group on the NAT's multi-agency approach to dealing with code enforcement cases with multiple violations. The CCCEU trained code enforcement staff on preparing inspection warrants and the scope of administrative searches for code enforcement cases. During the last segment of the training, the DA gave a presentation on how to properly prepare a case for prosecution.

*Residential Placement Protocol ("RPP") Task Force Training*

The RPP Task Force is preparing its second training session for its protocol members scheduled for January 31, 2007, to be held at the California Endowment Center in downtown Los Angeles. The RPP Task Force was created to improve and coordinate a team approach to addressing the needs of elder and dependent adults that utilize licensed and unlicensed residential facilities and to reduce the incidents of abuse and neglect of elder and dependant adults.

The CAO and the CCCEU developed the agenda which will focus on handling cases that fall within the 2005 Memorandum of Understanding Related to County Inter-Departmental Protocols for Residential Housing Matters Involving Elder or Dependent Adult Abuse or Neglect ("MOU") between various County code enforcement, social services and mental health departments, and their departmental protocols. To carry out this objective, the CCCEU will present an overview of the residential placement protocols and how the MOU reporting process works, followed by a presentation by the protocol department members on what their departments do and how they do it under the MOU. Finally, there will be a discussion of a case study developed by the CCCEU from an actual case the protocol members encountered earlier in the year.

Past cases have pointed out uncertainties regarding the scope of the protocol members' duties under the MOU as well as local and state jurisdictional issues between the mental health and local and state social service agencies. The training is designed to provide the protocol department members with a practical approach to addressing the MOU reporting process and

Code Enforcement Process Improvements  
Biannual Report  
July 2006 through December 2006

problems encountered this past year so that enforcement officers and social service agencies have an understanding of the complexity of the problem, and are better able to work collaboratively to tackle these increasingly challenging cases.

### **Task Forces and Special Project Workgroups**

#### *Administrative Fines and Non-Compliance Fees Workgroup*

During the last reporting period, we reported that the CCCEU and the CAO created a Workgroup and four subcommittees comprised of representatives from the Departments of Agricultural Commissioner/Weights and Measures, Animal Care and Control, DRP, Public Health, DPW (Building and Safety, Property Rehabilitation and Environmental Programs), Treasurer and Tax Collector ("TTC"), and the Fire Department to implement the County's Administrative Fines and Non-Compliance Fee provisions contained in Chapter 1.25 of the Los Angeles County Code.

The subcommittees, who have been meeting regularly, have made substantial progress. The subcommittees have been focusing on developing a consistent and practical model to be utilized by all of the departments and have developed various tools to carry out that objective. For example, the Administrative Fine and Non-Compliance Fee Subcommittee has been working to identify uniform criteria for consideration by code enforcement departments when imposing administrative fines/non-compliance fees for code violations. The Subcommittee also worked with each department to create respective "Guidelines for Recommended Fine Amounts" for both minor and major offenses.

The Forms Subcommittee created a flowchart for the Title I Administrative Fine and Non-Compliance Fee Process, and worked with each department to create a departmental flow chart to better determine how it can best incorporate Title I into their existing process. The Subcommittee also completed 13 standardized forms to be used by the departments in pursuing administrative fines and non-compliance fees. The Hearing Officer Subcommittee worked on developing detailed procedures for each department's hearing officer to use when presiding over an administrative fine/non-compliance fee case.

The Lien Subcommittee met with the TTC, DPW, and their counsel to discuss Title I implementation and whether the imposition of administrative fines/non-compliance fees should be done as a tax lien processed by the TTC, or as a lien recorded against the real property by the County Recorder. The Subcommittee will employ the processes (with some modifications distinguishing owner and non-owner occupied property) currently used by DPW's Property Rehabilitation Division in cases where liens are created for unpaid fines.

Code Enforcement Process Improvements  
Biannual Report  
July 2006 through December 2006

The Workgroup also recommended using the income limits developed by the California Department of Housing and Community Development Division of Housing Policy Development, so that there will be consistency in the decision making process among departments on whether or not to grant or deny a hardship waiver of the requirement to deposit the amount of the administrative fine/noncompliance fee prior to the administrative hearing.

The next steps in this process will be to get departmental approval of all forms and documents prepared by the Workgroup.

*Amendment to the County's Anti-Peddling Ordinances*

Illegal peddling remains a serious concern in the East Los Angeles and Florence-Firestone communities. The CCCEU and the DA Code Enforcement Section have identified the inconsistencies, loopholes, and antiquated provisions in Titles 7, 8, and 11. County Counsel has been working with the Department of Public Health on the final changes to an ordinance, which should be completed and filed following final review and input by the District Attorney.

Exhibit 1

**District Attorney Code Enforcement Section**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b>First District</b>							
Illegal grading	1				2	1	Awaiting outcome of unrelated felony set for trial.
Outside storage - inoperable vehicles and/or junk and salvage	3				1		1) Railroad case compliance; 2) Compliance, case closed; 3) Agency continuing investigation.
Improper uses within zone, blocking roadway, unpermitted construction; (Also refer to "Non-conforming use, illegal wiring, unpermitted structure" in County Counsel Exhibit 2/First District)	1						Complex case -- car wash, apartment building, and family business. Multiple departments involved: DPW, Building & Safety and Road Maintenance Divisions, and DRP. Case pending DRPs application process. Second office conference held with violator, new defense attorney, and CCCEU.
Substandard catering truck	1						New referral - office conference to be set.
Unpermitted construction	3	2	2	1	4	1	1) DPW investigation terminated, case closed; 2) Compliance, case closed; 3) Criminal complaint filed, property in compliance, Court monitoring case for sale of property; 4) Compliance - plans approved, case closed; 5) Closed - permits issued.
Substandard apartment or dwelling	2	1	1	1	1	2	1) Criminal complaint filed; 2) DPW's Building and Safety Rehabilitation Unit and DRP investigating for criminal complaint; 3) Improper drainage - Compliance, case closed.
Living in recreational vehicle	1				1		Compliance, case closed.
Living in garage	1			1	1		DDA filed a probation violation in an existing felony case. Conditions of probation include "no living in garage." Case being monitored by DPW, Building and Safety. Court is setting progress reports. Case closed as property has remained in compliance.
<b>First District Total</b>	<b>12</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>9</b>	<b>7</b>	

Exhibit 1

**District Attorney Code Enforcement Section**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b>Second District:</b> Unpermitted construction	3				3		1) Wall construction without a permit - DRP monitoring, meeting with contractor and violator; 2) Altering building without a permit - DPW to refer for criminal complaint; and 3) Altering building without a permit - two site visits conducted, DPW and DRP coordinating investigation.
Outside storage - inoperable vehicle and/or junk and salvage	2	8	6		2	8	1) Office conference held; 2) Compliance, case closed; 3) Junk and Salvage ("J&S") and structure in set back - owner now cooperating, DRP supervising demo; 4) Property pending sale to developer; 5) Further investigation by DRP; 6) Owners deceased, referred to County Counsel, DA case closed; 7) J&S - returned to DRP for further investigation; 8) Green waste, owners cooperating with DRP; 9) DPW substandard property - office conference rescheduled for 2007; 10) J&S - office conference held.
Improper use within zone	2	6	3		1	7	1) Commercial property not meeting development standards. Plot plan submitted to DRP; 2) Illegal warehouse and commercial vehicles - Compliance, property sold, new owner taking responsibility; 3) Auto repair - Owner now cooperating with DRP; 4) Auto repair - Owner now cooperating, DRP monitoring; 5) Garage conversion, DRP supervising permits, demo; 6, 7 & 8) Auto repair or sales, storage - returned to DRP for further investigation.
Illegal boarding house	1				1		Closed, compliance.
Building not in compliance with fire code	1				1		Closed, substantial compliance.
Dumping tires	1				1	1	Violator convicted, served 20 days in county jail. Tires gone.
Violations on residential properties: 1) Alcohol sales; and 2) cattle in residential zone	1				1	1	Party pled guilty. Plans in plan check. Terms of probation enforcing compliance.

Exhibit 1

**District Attorney Code Enforcement Section**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b>Second District (continued)</b>							
Living in trailers in R-1 Zone	2			1	1		1) Compliance, case closed; and 2) Violator cooperating with DRP, close to compliance.
Illegal slot machine	1		1	1			DAI citation, violator pled guilty and fined - slot machine confiscated.
Illegal grading	1	1			1		Partial compliance, 2nd meeting set.
Older structures not to code	2	2			2		1) Earthquake retro fit needed, owner submitted plans; 2) Tiltup needs retro fit, office conference reset.
CUP violation	1				1		CUP allowed 4-unit apartment. Returned to DRP for further investigation.
<b>Second District Total</b>	<b>13</b>	<b>19</b>	<b>12</b>	<b>3</b>	<b>8</b>	<b>24</b>	
<b>First and Second District Anti-Peddling Task Force</b>							
Peddling citations in Florence-Firestone	20			9	11	9	Nine of the cases are pending bench warrants and eleven cases have been closed (four guilty pleas and seven bench warrants over one year old -these cases considered defacto successes since the defendant's carts were confiscated; cases were at risk of dismissal for delay in prosecution.
<b>First and Second District Anti-Peddling Task Force Total</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>11</b>	<b>9</b>	
<b>Third District</b>							
Outside storage of inoperative vehicles, trash, RVs used for living, or mobile homes without CUP	2			1		2	1) Inspection warrant, conviction, probation violation set; and 2) Multi-agency case continues working with property owner, partial compliance.
Living in recreational vehicle on vacant land		1	1		1		Compliance, case closed.
Numerous mobile homes without permits	1			1		1	Criminal complaint filed, pending arraignment.
Unpermitted construction	1		1			1	Office conference, DPW monitoring.
Substandard property - Health	1	1			1		Sewer spill - compliance, case closed.
Insufficient road access for Fire Department	1					1	Private road involving 11 properties. Met twice with property owners. Fire Dept. monitoring progress.
Swimming pool violations	1			1		1	Compliance, case closed.
<b>Third District Total</b>	<b>5</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>3</b>	<b>5</b>	

Exhibit 1

**District Attorney Code Enforcement Section**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b>Fourth District</b>							
Unpermitted structure	2	1				3	1) Plans in plan check; 2) DFW monitoring 3) Awaiting supplemental report.
Fire hazard vegetation		1	1		1		Closed, violations are infractions, not misdemeanors; cases returned to Departments for further handling.
Unpermitted home business		1	1			1	Honey manufacturing and junk and salvage.
<b>Fourth District Total</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>4</b>	
<b>Fifth District</b>							
Improper use within zone	3	5	3	3	4	4	Old cases: 1) Compliance, case closed; 2) Court Diversion compliance, case closed; 3) Case set for trial in January. New cases: 1) Decline to prosecute; 2 - 4) three cases involving businesses, office hearings; 5) AVDA obtained conviction possible probation violation, water case.
Outside storage of junk and salvage and/or inoperable vehicles	17	4	5	2	8	13	Old cases: Eight cases in compliance - three cases involved bi-monthly or monthly visits; nine properties being monitored by agencies for compliance. New cases: Office conferences held on four cases, DRP monitoring progress.
Substandard property - Health	0	3	2		2	1	1) Overflowing trash - DPH monitoring compliance (case reopened), office conference, now closed again, compliance; 2) Overflowing sewer septic permit request filed; 3) Trash and castoffs - compliance, case closed.
Living in recreational vehicles on vacant land	6	3	2	8	1	8	The eight criminal prosecutions resulted from citations by DAIs: Cases 1 - 3) three of the properties are in compliance (two remain open due to bench warrants); 4) prosecution pending; 5) violator convicted, in custody on unrelated felony; 6 - 8) criminal case pretrial status (eighth case also involves illegal grading). Ninth case - monthly site visits by DRP.
Unpermitted masonry	1				1		Court monitoring compliance.

Exhibit 1

**District Attorney Code Enforcement Section**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<i>Fifth District, Continued</i>							
Unpermitted grading	3	2	1	2		5	1) Convicted - grading plans in plan check; 2) Bench warrant; 3) DPW monitoring; 4) Office conference, DPW monitoring; 5) New referral - Office conference to be set.
Oak tree permit violation	1				1		Involves DRP, DPW, and Forestry. Oak tree permit in plan check. Conviction, compliance, case closed.
Insufficient road access for Fire Department	1			1			
Altering water course	2			2			1) Compliance; 2) DPW reinvestigating new evidence.
Illegal dumping		1				1	New referral, citation by Sheriff, criminal complaint to be filed.
<b>Fifth District Total:</b>	<b>34</b>	<b>18</b>	<b>13</b>	<b>16</b>	<b>18</b>	<b>34</b>	
<b>- TOTAL CASES:</b>	<b>86</b>	<b>47</b>	<b>35</b>	<b>33</b>	<b>50</b>	<b>83</b>	

Footnotes:

<sup>1</sup> 33 misdemeanor prosecutions and ancillary involvement in 1 felony probation case

\*47 new cases and 1 reopened case

**Exhibit 2**

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>First District</b>							
Zoning and building code violations on four residential properties in the Florence-Firestone area (related to West Athens building code violations and unfair business practices matter in the Second District)	4			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		3	A complaint was filed on July 7, 2006, in L.A. Superior Court against the developers of all four of these properties for violation of B&P Code, Section 17200, the California Unfair Competition Act. The complaint seeks injunctive relief to prevent future unfair business practices, correct outstanding code violations, restore to property owners their costs to correct the code violations, and impose civil penalties. The case is set to go to trial on July 2, 2007. One of the properties was closed as to the code violations only when a yard modification was approved.
Non-conforming use, illegal wiring, unpermitted structure (refer to DA case in First District - "improper uses within zone, blocking roadway, unpermitted construction")	1				1		Following a second office conference held last reporting period with the property owner and counsel, the CCCEU, DA, and all interested departments present; the DA instructed the owner to devise a plan for the lawful use of the property. The DA will take the lead in rectifying the code violations. The CCCEU case was closed.
Illegal signs advertising a restaurant/nightclub, located in the City of Los Angeles, posted on street poles on County property	1	1			1		The case was referred to the CCCEU to determine whether DPW or DRP should assume responsibility for enforcing code violations and to provide legal assistance, if necessary. DPW will assume the lead role.
Portable sign advertising Tattoo Expo at Pomona Fairplex on vacant private property adjacent to sidewalk	1	1			1		The case was referred to the CCCEU to determine whether DPW or DRP should assume responsibility for enforcing code violations and to provide legal assistance, if necessary. DPW will assume the lead role.
Encroachment on County-owned land that adjacent landowner is using for ingress and egress	1	1			1		The CCCEU conducted a title search of the County owned vacant lot and confirmed that there were no easements granted to the adjoining property owners for ingress and egress to their properties from the County lot. The CCCEU followed up with a site inspection and confirmed that the adjacent property owner has ingress and egress from his property even if the County fences off its land. Further analysis is required before the decision is made to install a fence.
Coordinated County and City response to a situation involving the emergency closure of an alleged sober living facility located in the City of Los Angeles adjacent to Mac Arthur Park	1				1		Although the facility is within Los Angeles City limits, many of the County social service and mental health agencies played a significant role when it was discovered that the resident population consisted of dependent and elderly adults who were living in substandard conditions and required care and supervision, a licensed activity. The CCCEU assisted County, City, state, and federal agencies in the relocation of over 80 individuals, many of whom would otherwise have been left homeless. Case closed.
<b>First District Total</b>	<b>5</b>	<b>4</b>	<b>3</b>		<b>1*</b>	<b>2</b>	<b>6</b>

**Exhibit 2**

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>Second District</b> Recycling center operating without the required zoning approvals	1			1		1	A business license to operate a recycling center was denied by the County Hearing Officer on May 12, 2006. A complaint for injunctive relief and civil penalties to abate public nuisance and violations of the Los Angeles County Code ("LACC") was filed in L.A. Superior Court on September 5, 2006, against the property owners and the recycling center operator. Litigation is ongoing.
Zoning and building code violations on 11 residential properties in the West Athens area (related to Florence-Firestone building code violations and unfair business practices matter in the First District)	11			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)	2	9	A complaint was filed on July 7, 2006, in L.A. Superior Court, against the developers of all 11 of these properties for violation of B&P Code Section 17200, the California Unfair Competition Act. The complaint seeks injunctive relief to prevent future unfair business practices, correct outstanding code violations, restore to property owners their costs to correct the code violations, and impose civil penalties. The case is set to go to trial on July 2, 2007. One of the properties was closed as to the code violations only when a yard modification and alley dedication waiver were approved. A second property was closed as to code violations only when the required parking spaces were constructed.
Junk and salvage inside and outside of home; unlicensed and sick dogs; inoperable vehicles	1			1		1	A complaint for injunctive and other relief to abate public nuisance and violations of the LACC was filed against the property owner in L.A. Superior Court on October 2, 2006. A local community law center is assisting the property owner with the clean-up. Litigation is ongoing.
Inoperable vehicles, junk and salvage, unpermitted structure, electrical, and plumbing; unpermitted car repair business	1			1		1	A judgment was awarded in the County's favor on August 10, 2006. The Los Angeles Superior Court issued a permanent injunction ordering clean-up of the property and awarded the County \$13,000 in fines. A contempt hearing is scheduled for January 4, 2007, due to defendant's failure to comply with the terms of the judgment.
Inoperable vehicles; parking within Required yard setback; converted garage	1				1		Following the office hearing conducted during the last reporting period, the property was brought into substantial compliance. Case closed.
Gang property responsible for narcotic sales, murder, assaults	1			1		1	CCCEU is working with the Sheriff to abate the gang activity on the property through the code enforcement process.
Code violations on property where owners are both dead; heirs not rectifying	1			1		1	A task force inspection of the property was conducted on October 26, 2006. The property and the dwelling on it are substandard. The CCCEU to prepare an abatement warrant to allow DPW to remove the junk and salvage and inoperable vehicles, and board up the dilapidated dwelling.

Exhibit 2

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>Second District (continued)</b>							
Inoperable vehicles, automobile repair conducted on premises, material being stored outside of enclosed building, commercial building used for residential purposes		1	1			1	The case was referred to the CCCEU for civil prosecution. The owner is conducting a clean-up of the property. Compliance is pending.
Clean up of flammable/combustible liquids and junk, trash; extreme fire hazard to occupants and emergency responders		1	1			1	The case was referred to the CCCEU by the Fire Department due to extreme hoarding conditions by the property owner involving fire, zoning, health, and building and safety code violations. Upon receipt of the referral, the CCCEU contacted DMH to evaluate the property owner. DMH determined the property owner was competent. In an inspection on December 14, 2006, DPW found large amounts of junk, debris, and vegetation remaining on the property, and has recorded a Declaration of Substandard Property. The CCCEU continues to get updates from the involved departments and intends to arrange an office conference with the owner.
Property owner rents the house in a residential neighborhood for balls, weddings, and other social events		1	1			1	The CCCEU assisted DRP in obtaining an inspection warrant. The investigation is ongoing.
Gang violence, drug sales, murder, assaults		1	1			1	The CCCEU assisted the Sheriff in an attempt to decrease drug sales in a 24-unit apartment complex. An office conference with the property owner was conducted on November 2, 2006. The property owner agreed to make physical changes to the layout of the property to assist the Sheriff with their drug enforcement efforts.
<b>Second District Total</b>	<b>16</b>	<b>5</b>	<b>6</b>	<b>4*</b>	<b>3</b>	<b>18</b>	
<b>Third District</b>							
Unpermitted structures encroaching upon County-owned land; zoning, building, and fire code violations		1			1		The County issued a final notice to relinquish possession and use of County-owned land and to abate nuisance on August 17, 2006. A lawsuit was filed on December 13, 2006, for violation of the LACC, and for possession, damage due to occupation, and use of County-owned land.
Removal of oaks trees without permit	1			1		1	The CCCEU is monitoring the case since the violation involves County property. The responsible party is currently soliciting bids for the work associated with obtaining an Oak Tree Permit. Plan submission is pending.

Exhibit 2

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b><i>Third District (continued)</i></b>							
Dispute over use of Castro Peak Motorway		1	1			1	The County has used Castro Peak Motorway to access its emergency communications facilities at Castro Peak since 1923. Castro Peak houses communications systems for first responders and is part of the Countywide Integrated Response System network. In January 2005, Castro Peak Motorway was washed out by severe storms and the County began using Newton Motorway as an alternative route. An access issue arose with one property owner who owns property that runs through both roadways. The CCCEU is working with County Counsel who represents the CAO, the CAO real estate division, and the National Park Service to begin working on a permanent solution to this problem.
<b><i>North Santa Monica Bay Pollution</i></b>							
		1	1			1	On May 30, 2006, the Board instructed the Directors of Health Services, DPW, and Beaches and Harbors to make recommendations to improve the evaluation and communication of beach health risk factors to the public. The North Santa Monica Bay ("NSMB") Source Identification Task Force was created. The NSMB Source Identification Task Force, of which the CCCEU is a member, met several times during this reporting period to develop a strategy to identify and implement source identification protocols at high priority watersheds in the NSMB, and to assist departments in gaining access to the private properties located within the proposed testing sites.
<b>Third District Total</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>4</b>	
<b><i>Fourth District</i></b>							
A business operation dispensing medical marijuana		1				1	The case has been settled as to all defendants. The case against one defendant (the tenant) was dismissed on August 18, 2006; conditional settlements were reached with the remaining defendants (owner & operators) which were filed in Superior Court on August 23, 2006. The CCCEU will file a Request For Entry of Dismissal on or before May 30, 2007, when all conditions of the settlement are met.
Graffiti on railroad bridge over 605 Freeway	1				1		On November 30, 2006, the CCCEU, City Attorney for Pico Rivera, and Sheriff representatives met with the landowner and his son, along with CalTrans representatives. The owner and CalTrans both claim that it is not their responsibility to maintain the bridge. The County and City believe that both parties are responsible and unless both parties cooperate to remove the graffiti, both the County and the City intend to file civil lawsuits to ensure compliance with their respective graffiti removal ordinances.

Exhibit 2

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>Fourth District (continued)</b>							
Unpermitted construction; conversion of single family dwelling into a duplex without proper permits	1		1			1	The CCCEU followed-up on a complaint received by the Board Office and requested DPW and DRP conduct a site inspection. The owner admitted to the unpermitted construction and subsequently submitted new plans to bring the property into compliance. On August 4, 2006, DPW made their final inspection and determined the property had been brought into substantial compliance. The case is pending DRP's final inspection.
Drug activity, health violations on residential property	1		1			1	Subsequent to a coordinated site inspection by law enforcement and code enforcement inspectors for drug activity and code violations, the CCCEU discovered that the property owner was deceased and in September referred the matter to the L.A. County Public Administrator to open a probate matter. The Public Administrator is awaiting bank records to complete their investigation.
Single family residence occupied as a boarding house	1		1			1	The CCCEU followed-up on a complaint received by the Board Office and initiated inquiries to DRP, DPW, and Health. The CCCEU learned that DPW and DRP were already working with the DA's Code Enforcement Section on the case and advised them to conduct a multi-agency inspection and continue to work with the DA. The case is closed as to CCCEU involvement.
Restaurant with on-site dining is maintained without DRP approval.	1		1			1	The CCCEU followed-up on a complaint received by the Board Office and instructed DRP to advise the owner that the matter would be prosecuted if not rectified. On October 4, 2006, DRP confirmed the property has been brought into substantial compliance. Case closed.
Commercial vehicles in required front yard set back area; inoperable vehicles, junk and salvage; operating a honey manufacturing business without County approval.	1		1			1	County code enforcement conducted a joint inspection of the property based on an inspection warrant obtained by DRP. County departments issued NOVs for various code problems. On October 20, 2006, the owner filed a lawsuit against the County and an ex parte application for a Temporary Restraining Order ("TRO") requesting a temporary stay on the County's code enforcement efforts. The CCCEU opposed Plaintiff's request for a TRO. The court denied Plaintiff's request and Plaintiff dismissed the underlying lawsuit on October 26, 2006. The CCCEU advised departments to proceed with code enforcement efforts. The case has been referred to the DA Code Enforcement Section. The case is closed as to CCCEU involvement.

**Exhibit 2**

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Unpermitted construction, illegal conversion of garage, junk & salvage, inoperable vehicles, unpermitted business	1	1				1	The CAO requested the CCCEU investigate a complaint made by a tenant. The CCCEU has coordinated two multi-agency inspections. An office hearing is scheduled for January 18, 2007. The CCCEU will file a lawsuit if compliance is not achieved.
<b>Fourth District (continued)</b>							
Junk and salvage, illegal garage conversion; black molds on property		1	1			1	The Sheriff requested CCCEU assistance when the Sheriff and State Parole observed code violations during a parole sweep. The CCCEU coordinated two multi-agency inspections. The owner is trying to comply with the LACC, and the CCCEU has requested DPW, DRP, Fire, and Health to conduct follow-up inspections.
Illegal garage conversion		1	1			1	Matter referred to the CCCEU by Board Office for handling and to follow-up on a constituent complaint. On July 14, 2006, DPW and DRP met with owner who admitted having a garage conversion and DPW ordered that all violations be abated by July 29, 2006. A permit was issued for reconversion of the garage on August 1, 2006; the permit has not been finalized.
Illegal dumping of RV toilet waste in storm drain		1	1			1	On December 5, 2006, the Sheriff observed a motor home parked directly next to the storm drain, smelled a strong order of human waste, and had motor home towed. The matter was referred to the CCCEU by the Board Office for handling. The CCCEU requested a DPW flood maintenance crew conduct an inspection. On December 6, 2006, DPW conducted an inspection of the storm drain and observed no evidence of illicit discharge or dumping having taken place. DPW and Sheriff to monitor this case.
Placement of real estate signs in public right of way					1		At the request of the Board Office, the CCCEU met with the owner of a real estate office to advise him of the County ordinance provision dealing with real estate signs. The owner was advised to instruct his agents not to place signs in public rights of way, and also advised as to the proper means of placing such signs.
Request for assistance with Request for Waiver of Late Fee		1				1	At the request of the Board Office, the CCCEU spoke with a property owner who stated the County Tax Collector's Office had wrongly charged him a penalty for a mistake their office made. The CCCEU advised the property owner on the procedure necessary to comply with the provisions of the California Tort Claims Act.

Exhibit 2

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
South Bay sewage spills	1	1				1	The CCCEU and the County Counsel attorney representing Public Health is assisting the Auditor-Controller in: 1) investigating the South Bay sewage spills and the notification process to determine the delay in contacting the health officer on the potential danger to the public; 2) analyzing the legal recourse the County has under current law, and 3) considering ways to strengthen existing laws on the issue.
<b>Fourth District Total</b>	<b>6</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>5</b>	<b>9</b>	
<b>Fifth District</b>							
Numerous inoperable vehicles, junk and salvage, unpermitted structures, and illegal grading and electrical work	1			1		1	A judgment and order was issued in March 2006 granting a permanent injunction and ordering the defendant to clean up the property. The CCCEU is monitoring the progress of the ongoing clean-up.
Unpermitted and accessory structures maintained within required setback area and in private and future street	1					1	In February 2006, the owner paid all outstanding Notice of Violation fines, and received plot plan approval and a building permit to remove structures in the set back area. In March 2006, DPW initiated processing the initial phase of the street vacation requested by the applicant. DPW's vacation process can take a total of 12 to 16 months. Case is pending.
Non-compliance for a recreational trailer park with permanent residents, junk and salvage	1					1	The property owner had cleaned up the junk and salvage and applied for CUP renewal at an office conference held last reporting period. Vacation notices were sent to permanent residents. Pending CUP approval, the owner initiated a new program as follows: 1) primary residential offenders were evicted; 2) new tenants only allowed to stay a maximum of 9 weeks (although 12 weeks are permissible); and 3) owner is providing an updated list of tenants to DRP every three months. Case is pending CUP
Inoperable vehicles, junk and salvage, unpermitted structures, grading and electrical work	1					1	County Counsel has met with defendant's attorney and significant compliance has been achieved in the abatement of zoning violations. A follow-up inspection is scheduled for January 23, 2007.
Motel Task Force cases involving eight motels, in unincorporated area of Pasadena, initiated due to complaints of loitering, prostitution, and run-down conditions	1					1	Sheriff reports that calls for service are down as are complaints; recommendation to close case and re-open at a future time when the CUP and permits expire.
Speed bumps installed by four homeowners on private road without Fire Department approval	4			1		4	County Counsel is working with the Board Office to facilitate a resolution between the developers and property owners regarding drainage course erosion and restoration in addition to the speed bump violations.

Exhibit 2

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Major illegal disposal operation	1		1			1	The property has been cleared of all potentially hazardous and non-hazardous materials. Most recently, the CCCEU, working with County Counsel representing Public Health, assisted the Departments of Public Health and Fire in the preparation of a chronology.
<i>Fifth District (Continued)</i>							
Suspected criminal activity involving residents of an addiction treatment center	1					1	The CCCEU has been working with the State Department of Alcohol and Drug Programs ("ADP") to gather evidence to support a complaint to be filed by the state to close the facility or, in the alternative, obtain a temporary restraining order for operating without a license. The CCCEU was instrumental in obtaining the evidence for the state to include in its complaint. The CCCEU is awaiting word from ADP on whether the complaint will be filed by their counsel or by the Attorney General.
San Dimas property owner has encroached onto a County Park without County permits; illegal grading; planting non-native vegetation; case ongoing since 1992	1					1	During this reporting period, the CCCEU met with local, state, and federal agencies to oversee the continuing progress of the restoration project. Permits have been obtained from the State Department of Fish and Game, the California Water Quality Control Board, and the Army Corp of Engineers. The County Department of Parks and Recreation's issuance of a Right of Entry Permit, is pending. The owner and his counsel have solicited bids from a dozen contractors and are close to making a selection. As soon as a contractor is selected the City of San Dimas can issue a grading permit and work will commence.
Dirt hauling contractor responsible for dumping unapproved concrete and fill into a water channel; unpermitted grading; illegal storage of trailer on vacant parcel	1					1	The DA has opened a criminal case on this matter. The CCCEU case was closed.
Trespassers/solicitors climbing over the gate of private property		1				1	The CCCEU is monitoring the enforcement case, which was referred by a community activist and involves a repeat offender. DRP sent a final zoning enforcement order on November 22, 2006. The violator has submitted an application for an Oak Tree Permit and stated on December 20, 2006 that all other violations have been corrected. DRP will conduct follow-up inspection to confirm.

Exhibit 2

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Restaurant holding entertainment events in their parking lot, where live music is played and alcohol is being served	1				1		Matter referred to the CCCEU by the CAO and Sheriff requesting assistance as a result of several written complaints by neighboring property owners. The CCCEU contacted DRP who talked to the operators/owners about operating without a CUP. The live entertainment and outside beer sales activity has ceased. Case closed.
<b>Fifth District (continued)</b>							
Report of illegal dumping at 4th Street West and Railroad Tracks	1				1		This matter was referred to the CCCEU for handling due to another pending high profile dumping case in the same locale. The CCCEU followed up with the State Department of Toxic Substances Control and advised Public Health that the matter needed to be referred to the County Hazardous Materials Unit. The CCCEU followed up with Public Health to make sure the appropriate referral was made. Case closed.
Previously closed case which had involved numerous code violations was reopened for possible code violations within structure and complaints by neighbor concerning property owner's mental stability	1				1		Case reopened as a result of a call received by CCCEU from a neighbor who advised that the property owner (violator in a case closed last year after violations were abated) had returned to the subject property. Neighbor expressed concern about the living conditions (no furniture or utilities), the property owner's advanced age and mental condition (erratic behavior). The owner allegedly made a death threat to the neighbor. The CCCEU attorney, who has legal background in elder issues, contacted APS, GENESIS, and the Sheriff and arranged for a patient evaluation. The CCCEU worked with the owner's son who moved the owner out of the neighborhood and diffused the potentially volatile situation.
Suspected medical marijuana dispensary being operated on property without business license and CUP	1				1		Matter referred to the CCCEU by the Board office regarding a medical marijuana dispensary ("MMD") being operated in the unincorporated area without a CUP or business license. The CCCEU contacted law enforcement, DRP, and Business License to conduct field inspections, confirm allegations, and issue citations, if appropriate. Illegal operation was confirmed and both the operators and property owner were cited. The CCCEU contacted the property owner who cooperated and took steps to terminate the lease agreement with the tenant operator. The business ceased operation in about one week's time.

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**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Suspected medical marijuana dispensary being operated on property without business license and CUP		1			1		Within hours of the MMD mentioned above ceasing operation, the CCCEU became aware of another MMD commencing business operations without a CUP or business license. The CCCEU immediately contacted law enforcement, DRP, and Business License to conduct field inspections, confirm allegations, and issue citations, if appropriate. Illegal operation was confirmed and both the operators and property owner were cited. CCCEU contacted the property owner who cooperated and took steps to terminate the lease agreement with the tenant operator. The business also ceased operation in about one week's time.
<b>Fifth District (continued)</b>							
Complaint received from neighbor of nuisance property involving shooting incidents, loud noise, and a pit bull attack on a small dog		1	1			1	The CCCEU held a meeting with Sheriff and a few neighbors to discuss the situation and future course of action. The CCCEU will be meeting with the property owner during the next reporting period.
Double wide mobile home without DRP approval		1			1		At the request of the Board Office, the CCCEU followed-up with a constituent who contacted the County on behalf of a neighbor who received a notice of violation from DRP. The CCCEU contacted DRP who agreed to work with the property owner as long as the property owner shows a good faith attempt to achieve compliance. Case closed.
Illegal Uses that require a CUP; unpermitted structures		1	1			1	The CCCEU received this referral from DRP regarding a large residential property located in Santa Clarita involving multiple code violations including illegal uses that require CUPs and unpermitted structures. The CCCEU is working with DRP to sort through the complicated legal issues and defenses raised by the property owner's counsel.
Junk and salvage		1	1			1	County Counsel is negotiating the clean-up of the property with the deceased property owner's attorney.
<b>Fifth District Total</b>	<b>13</b>	<b>11</b>	<b>7</b>	<b>1</b>	<b>9</b>	<b>15</b>	
<b>TOTAL CASES</b>	<b>42</b>	<b>30</b>	<b>27</b>	<b>6*</b>	<b>19</b>	<b>52</b>	

\*6 civil prosecutions involving 20 properties (1 case involves 4 properties in the First Supervisorial District and 11 properties in the Second Supervisorial District).



# County of Los Angeles CHIEF EXECUTIVE OFFICE

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ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

March 28, 2008

To: Supervisor Yvonne B. Burke, Chair  
Supervisor Gloria Molina  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: William T Fujioka  
Chief Executive Officer

## CODE ENFORCEMENT BIANNUAL REPORT

On November 30, 2004, your Board instructed the Chief Executive Office (CEO), with the assistance of the District Attorney (DA) and County Counsel, to provide a biannual report to the Board on the effectiveness of the new code enforcement units within the DA and County Counsel. Attached is the sixth Biannual Report that provides narratives and exhibits prepared by the DA and County Counsel Code Enforcement units for the period of July 2007 through December 2007.

The Report includes information regarding the investigations undertaken by the DA Code Enforcement Section Investigators and two exhibits that highlight the number of cases and prosecutions handled by the DA and County Counsel, and the disposition of these cases. The Report also includes ongoing efforts between the DA, County Counsel and involved County departments to further integrate the County's code enforcement program, and promote collaboration among departments.

County Counsel and the DA, with assistance from the CEO and other departments, continue to provide cross-training for inspectors through code enforcement conferences. The next conference will be held on April 3, 2008 at the California Endowment Center. The DA and the Departments of Mental Health and Public Works will give presentations respectively on ***Good Report Writing; Junk, Salvage and Debris: Enforcement from a Hoarding Perspective;*** and the ***Property Rehabilitation Process.***

Each Supervisor  
March 28, 2008  
Page 2

If you have any questions, please contact me directly, or Dorothea Park, Manager Chief Executive Office at (213) 974-4283; Sari Steel, Senior Deputy County Counsel at (213) 974-1927; or Michael Noyes, DA Deputy-in-Charge at (213) 580-8732.

WTF:LS  
DSP:MJS:ib

Attachments (2)

- c: Executive Officer, Board of Supervisors  
County Counsel  
District Attorney  
Sheriff  
Acting Director of Public Works  
Agricultural Commissioner/Director of Weights and Measures  
Chief of Public Safety  
Director of Animal Care and Control  
Director of Community and Senior Services  
Director and Chief Medical Officer of Health Services  
Director of Mental Health  
Director and Health Officer of Public Health  
Director of Regional Planning  
Fire Chief  
Treasurer and Tax Collector

**DISTRICT ATTORNEY**  
**CODE ENFORCEMENT BIANNUAL REPORT**  
**July 2007 through December 2007**

The District Attorney Code Enforcement Section ("Section") remains fully staffed and is meeting the needs of the code enforcement agencies. The Section's approach to code enforcement focuses on voluntary compliance as the primary objective. The Deputy District Attorneys ("DDAs") use office conferences whenever possible, and criminal prosecutions when compliance is not forthcoming. The Section provides District Attorney Investigators ("DAIs") to give support and peace officer backup to code enforcement inspectors, as well as to provide training in the effective use of the criminal justice system, and encouraging multi-agency cooperation. The Section strongly supports and staffs ten Nuisance Abatement Teams ("NATs"). The Section will follow its approach to use citations in situations that are not suitable for the office conference approach.

### **Staffing**

The Section's current staffing positions consist of 16 DAIs and four DDAs. The DAIs are aligned in a three-team format covering all five Supervisorial Districts. Each team consists of a Supervising DAI and four Senior DAIs. The three teams are supervised by Lieutenant Jack Gonterman. The teams are assigned geographically to the South, the East, and the North, and headquartered in the First, Second, and Fifth Supervisorial Districts. A proposal to add a fourth team was submitted earlier this year.

The South Team is now headed by Supervising DAI Kelvin Brown and is now located in its permanent location at the Lynwood Regional Justice Center. The South Team is responsible for the geographic area encompassed by the Second, Fourth, and the southern portion of the Third Supervisorial Districts.

Supervising DAI Teresa Carver heads the East Team which is temporarily housed at offices located in El Monte. The East Team's responsibility includes all of the First Supervisorial District and the Fifth Supervisorial District east of Altadena.

Supervising DAI Greg Frum heads the North Team housed at the Michael Antonovich Antelope Valley Courthouse. The North Team is assigned all of the Fifth Supervisorial District except the portion in the San Gabriel Valley east of Altadena. The North Team is also responsible for the Santa Monica Mountains and the Topanga Canyon portion of the Third Supervisorial District.

The DDAs continue to be divided geographically. Deputy-in-Charge Michael Noyes supervises the Section and prosecutes the cases generated from the Santa Monica Mountains and Topanga Canyon areas. DDA Randal Harris prosecutes San Gabriel Valley and East Los Angeles cases. DDA Tina Hansen is responsible for the South Basin cases. DDA David Campbell covers the North County including Chatsworth and La Crescenta.

## **NAT Teams**

The DAIs currently staff ten NATs established within the First, Second, Fourth, and Fifth Supervisorial Districts. These NATs conduct their operations on a regular schedule. The DAI teams are a key component of each of these NAT teams. The purpose of the DAI teams is to provide each NAT team with security and share their investigative skills for the benefit of the code enforcement investigators that also comprise the NAT teams. Participation in the NATs is one valuable way the DAIs fulfill their primary purpose, which is to support the county code enforcement agencies. Though there is not a NAT dedicated solely for the Third Supervisorial District, the DAIs accompany the agency inspectors, as a NAT, on an as-needed basis within the Santa Monica Mountains area.

## **Citations**

Citations have proven to be an effective code enforcement tool. The DAI, accompanied by the code enforcement investigator who is at the scene to identify the crime, will cite violators to appear in court in situations involving squatters, violators caught in the act of illegal grading, or in an act that has an immediate negative impact on the neighboring community or in cases where businesses are operating without licenses. Also, the citation process will be used when the violator's conduct through words and/or actions indicates he or she has absolutely no intent to cooperate unless compelled to do so.

## **Inspection Warrants**

Inspection warrants as well as search warrants are an effective tool to gain access to properties for inspections. A warrant can only be ordered if access has been denied. Coordinating multiple agencies for a site inspection can be difficult and becomes more problematic if entry is then denied.

The Code Enforcement Investigators have developed close ties with other county agencies thereby increasing the level of cooperation and results. They have worked on a number of cases with the Los Angeles County Animal Control as the investigating agency and the assisting agency. Most recently, they authored and executed a two-day search warrant on an 80-acre compound in Val Verde. Over 2500 roosters, altered and bred strictly for cockfighting, were either seized or relinquished and destroyed, along with goats, dogs, and a horse. Seventeen individuals were identified on the premises, and will most likely be charged with misdemeanor violations relating to cockfighting and/or felony charges relating to animal cruelty.

The DAIs also assisted the State Costal Commission in an inspection of the back hills located between Malibu and the Ventura Freeway. Because of their familiarity with the area, and their ability to get into remote areas with four wheel drive vehicles, Coastal Commission investigators were able to get their first complete inspections of areas currently under litigation. It should be noted that our Section currently has a 23 count misdemeanor complaint against the owner of that property for similar violations.

## **District Attorney Investigations**

The DAIs have assisted in both criminal and civil cases, and since July, 2007, have been involved in the inspections of more than 2,600 properties and 297 NAT sweeps in all five Supervisorial Districts. They also support the departments who work in the First and Second Supervisorial Districts by providing security to inspectors and to the task forces conducting inspections in high risk neighborhoods.

During this reporting period, DAI participation in the inspections and sweeps has resulted in the filing of criminal charges in nine felony cases, most of which are being handled by another DA unit, because of the nature of the crime. The DAIs filed 14 misdemeanor cases and made 13 probable cause arrests and 39 arrests as a result of outstanding warrants. Of those arrests, 11 were felonies, and 28 were misdemeanors.

The Code Enforcement Lieutenant, Jack Gonterman, has begun giving presentations, along with other leaders of the NAT, at community meetings on evenings and weekends, to further educate the citizens of unincorporated Los Angeles County regarding our effort to enforce county code violations

## **Cases Handled by the District Attorney**

During this reporting period, the Section received 57 new referrals from County departments, reopened one case, and continued to work on 83 cases carried over from the prior reporting period. The Section set 36 office conferences, prosecuted 50 misdemeanor cases, one felony case, and had ancillary involvement in one felony probation case during this reporting period. One case went to jury trial and the violator was convicted on six misdemeanor counts involving zoning and building code violations. Additionally, the DDAs were involved in informal talks with numerous property owners. The Section closed 40 cases, following successful resolution of the matters. The jury trial involved a vacant parcel in Juniper Springs. The violator lived on his elderly mother's lot in a trailer and stored two large containers, numerous vehicles and miscellaneous items as well. Following his conviction on all six counts, the violator removed all items from the property.

See Exhibit 1 for a summary of the disposition of the case, by Supervisorial District, handled by the Section this reporting period.

## **Ongoing Efforts to Integrate Code Enforcement Operations**

### **DA Trainings**

On November 5, 2007, the Section DDAs conducted internal training for the DAIs. The topic of the instruction was “Understanding and Working with the Los Angeles County Zoning and Building Codes.”

On November 14, 2007, the Section lectured to a Code Enforcement class at Rio Hondo Community College on the following subjects: writing reports, inspection warrants, search and seizure, and trial preparation with an emphasis on direct and cross examination.

### **Code Enforcement Cross-Training Conference**

Advanced planning efforts are underway for the fifth in a series of code enforcement cross-training programs, which is currently scheduled for April 3, 2008 at the California Endowment Center in downtown Los Angeles. Our office and the Departments of Mental Health and Public Works will give presentations on Good Report Writing; Junk, Salvage and Debris: Enforcement from a Hoarding Perspective; and the Property Rehabilitation Process.

### **Code Enforcement Cross-Training Manual**

CCCES, with the assistance of the CEO and our office, has compiled the materials from the four code enforcement cross-training conferences into a code enforcement training manual. The materials used in the conferences will be a valuable resource for new code enforcement officers and will also serve as a reference manual for day-to-day code enforcement activities. The Manual should be ready for distribution this summer.

### **Title 1 Administrative Fines and Non-Compliance Fees Workgroup**

During this reporting period the workgroup has continued its work with the departments to edit the content and formatting of their submitted written materials. Additionally, the departments are developing their departments' Hearing Officer Protocols. As soon as the written materials have been finalized and approved by department counsel and the department heads, Title I can be implemented commencing with the pilot project.

## Counterfeit Goods Ordinance

During the reporting period our Section, the District Attorney's Consumer Protection Division, CCCES, CEO, numerous departments and outside agencies met, consulted and worked to develop new legislation at the county and state level to better prosecute civilly and criminally the possession and sale of counterfeit goods within Los Angeles County.

## Amendment to the County's Health Ordinances

Pool safety is a serious concern for all residents within the County. Green pools are dangerous in that they prevent quick discovery of drowning individuals. Currently these cases must be prosecuted using a mosquito abatement ordinance. This office is working together with Environmental Health and County Counsel to draft a new section in the County's Health Ordinance that focuses on water clarity standards. The draft is now in final review by the Department of Environmental Health. This ordinance would simplify the prosecution of these cases by eliminating the need to prove by expert testimony that the condition of the water allows for the breeding or harborage of mosquitoes.

## Case Collaboration

During the reporting period, our Section and CCCES continue to consult with one another on code enforcement issues. Our Section and CCCES have collaborated on two cases which have led to the appointment of the Public Guardian in one case and should lead to the appointment of the Public Guardian in the second case.

**Exhibit 1**

**District Attorney Code Enforcement Section**  
**Second Biannual Status Report for January 1, 2006 to June 30, 2006**

Supervisorial District/Case Description	File Name	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<i>First District</i>								
Illegal grading	BAJADOZ 6-003	1				1		Unrelated felony set for trial - felony still pending awaiting agency status report.
Outside storage - inoperable vehicles and/or junk and salvage	1. ZAVALA 7-001 2. MEARS 7-002	2			1	2		1) Criminal complaint filed on tenant, compliance, case closed 2) compliance, case closed
Improper uses within zone, blocking roadway, unpermitted construction; (Also refer to "Non-conforming use, illegal wiring, unpermitted structure in County Counsel Exhibit 2/First District)	LANE 5-023	1			1		1	Complex case -- car wash, apartment building and family business. Multiple departments involved: DPW, Building & Safety and Road Maintenance Divisions; DRP and County Counsel. Case pending DRPs application process. Plead no contest, probation and sentencing set early 2008, variance application nearly completed.
Unpermitted construction	1. MADERA 7-028 2. DEL GADO 7-029 3. BARBOZA 7-051 4. REDMAN 7-089	2	2	2	2	1	4	1) Unpermitted structures, j& s, unpermitted animals warning letter sent 2) Unpermitted structure and alterations to house, illegal food preparation, criminal complaint filed arraignment early 2008 3) office conference held, plans submitted pending review 4) unpermitted construction at gang hangout - office conference held plans to be submitted
Operating business without a license	1. AGUIRRE 07-018 2. ACIAS 7-070	1	1		2		2	1) Defendant FTA on citation - Bench warrant 2) citation set for pretrial
Accumulation of rubbish	KAMEL 7-090	1	1				1	Health dept office conference held, progress report pending
Food storage violation	1. GUTIERREZ 07-030 2. HERNANDEZ 07-034 3. CARRILLO 7-081 4. MENDOZA 7-099	2	2		3	1	3	1) Food not maintained at correct temperature - two violators -one pled no contest and second bench warrant issued 2) Unapproved food storage, disobeyed order from Health Officer - violator plead guilty, probation, case closed .3) complaint to be filed 4) complaint filed arraignment set early 2008
Unpermitted food facility	VELEZ 7-091		1	1			1	Health dept. office conference held
Operating taxi cab without license	1. MONTEALEGRE 7-023; 2. GONZALEZ 7-024 3. OLMO 7-025 4. ORELLANA 7-026	4					4	Investigated by LASD - pending, LASD to cite.
<b>First District Total</b>		13	7	4	8	3	17	

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Supervisorial District/Case Description	File Name	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b>Second District</b> Unpermitted construction	1. KELLY 6-049 DWYER 6-052 FRAGALE 7-031 MEHDIAN 7-043 OSEGUEDA 7-056	2. 3. 4. 5.	3 2		2			5 1) Altering building without a permit, criminal complaint filed, hired architect, plot plan submitted, under review 2) Altering building without a permit; DPW and DRP coordinating investigation, criminal complaint filed, hired architectural firm -plans submitted and approved by DPW 3) Unpermitted addition to garage and office to house. Cleanup being performed and unpermitted buildings to be demolished 4) Inspected by NAT, owner plans to sell, office conference to be set 5) Junk and salvage as well, waiting report from DRP
Outside storage - inoperable vehicle and/or junk and salvage	1. GONZALEZ/VERGARA 5-029 2. PENIR 6-072 3. COLLINS 6-075 4. VAN PUTTEN 6-082 5. TAYLOR 6-092 6. GOMEZ 6-098 7. PENA 5-030 8. ONWUJEMELIE 9. GRIFFIN 7-052 10. TOKARUK 11. HARRIS 12. DAVID PROPERTIES	8 5-029 2. PENIR 6-072 3. COLLINS 6-075 4. VAN PUTTEN 6-082 5. TAYLOR 6-092 6. GOMEZ 6-098 7. PENA 5-030 8. ONWUJEMELIE 9. GRIFFIN 7-052 10. TOKARUK 11. HARRIS 12. DAVID PROPERTIES	4 2	2	2	2	3	9 1) criminal complaint filed pled no contest - case to be referred to public guardian and county counsel for probate action 2) Complaint filed, owner conducting cleanup - property cleared sale of property pending, case closed 3) Plot plan approved, waiting referral from DPW for adjacent property 4) J&S - owner contacted, office conference to be set 5) Large pile of green waste, owners cooperating with DRP - case closed 6) J&S office conference held - complaint to be filed 7) Compliance case closed 8) Junk and Salvage , inaccessible garage - office conference set 9) office conference to be scheduled 10) Unpermitted stables, outside display of merchandise, occupied recreational vehicle in addition to J and s Placed on NAT to coordinate multi-agency investigation 11) Also out door display, office conference held, owner submitted plot plan and cleanup in process 12) Vacant house, homeless people, graffiti - DAs locating personnel at Property management company, office conference to be set

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**District Attorney Code Enforcement Section**  
**Second Biannual Status Report for January 1, 2006 to June 30, 2006**

Supervisorial District/Case Description	File Name	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Improper use within zone	1. HERRERA 5-006 KIMBELL 6-076 HAMMOCK 6-080 HENRY-HAND 6-083 HO 7-009 DELUNA 7-021 VALLES 7-022 MANZO 7-036 MEMBRENO 7-077 GONZALEZ 7-088 SALCEDO 7-092	2. 3. 4. 5. 6. 7. 8. 9. 10. 11.	8 3	1 1	1 1	3 3	8 8	1) Commercial property not meeting development standards. Plot plan submitted to DRP - inactive, case closed; 2) Auto repair - old tenant left property, now new tenant in violation, office conference set early January 3.) Auto repair or sales, storage DAIs to contact selling agent 4) Auto sales - be added to NAT, DAI locating owners 5) Recycling business on parking lot, container - office conference held - retained private attorney to commence unlawful detainer, complaint to be filed 6) Trucking business - commercial vehicle storage - office conference held, compliance case closed 7) Converted garage, junk and salvage, commercial vehicles - criminal complaint filed, &s has now been removed, permit pulled for garage. J & S removed, garage still in issue. 8) Selling food without a permit - citation issued, criminal complaint filed. Plea no contest, fines - case closed 9) unpermitted smog testing, inoperative vehicles working with owners who have now filed unlawful detainer. 10) Unpermitted Cited to court and pled guilty - probation then violated
Substandard dwelling, junk and Salvage, living in trailer	FLOWERS/GUEST 6-077	1				1	1	served 3 days county jail - rehab boarded up house and cleaned property - monitoring of property continues, case pending probate sale by Public Guardian, sixty day progress reports in court
Garage conversion	1. HAYAT 7-057 2. AUBIN 7-068 VASQUEZ 7-098	3.			3		3	1) DRP referral for unpermitted addition, set back violations and lack of covered parking, office conference to be set 2) Converted garage and set back violations, waiting reports from health dept. 3) Garage used for living space with unpermitted addition.
Unpermitted construction	1. OSAKWE 7-032 2. ZEPEDA 7-048	1	1	1	1	2	1	1) Office conference held. Compliance - case closed 2) Complaint filed for both animal cruelty violations (cock fighting) and unpermitted structures. Property now in compliance as to code violations. Case closed. Felony Criminal case as to animal cruelty transferred to Compton DA office for continued prosecution.
Violations on residential properties: Alcohol sale; and cattle in residential zone	IBARRA 6-015					1	1	Party pled guilty. Plot Plan and building plans approved - Progressing towards compliance plan plot to be resubmitted to legalize existing stable

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Living in Trailers in R-1 Zone	ROBERTS 6-026	1				1		1) Violator cooperating with DRP all violations removed -case closed.
Possession of over 100 counterfeit CDs/DVDs	MORALES 7-035	1			1			1) Code Enforcement DAs investigation from NAT, felony criminal filing
Illegal Grading	QUARLES 6-096	1						continues to progress towards compliance continues.
Multi-agency violations - Building without permits, fire code violations, auto repair, outside storage	ARTENYAN 7-039	1						1 Three properties involved . Placed on NAT to coordinate multi-agency violations. Office conference to be held if NAT does not resolve and agency investigations and reports are completed.
Unlawful vending	1. ROSAS 7-049 BERA 7-050 3. RAMIREZ 7-055 4. MENDEZ 7-058 MENDOZA 7-059 6. PEREZ 7-060 7. TELLEZ 7-061 8. GONZALEZ 7-062 9. MORALES 7-066 10. HERNANDEZ 7-072 11. MORALES 7-100	2.	11			11	6	5 1) Bench warrant outstanding 2) Pled no contest, on probation, case closed 3) Pled no contest on probation, case closed 4) Violator cited twice, both cases pled no contest and fined, case closed 5) Pled no contest find, case closed 6) Bench warrant outstanding 7) Bench warrant outstanding 8) Plea no contest, fine, case closed 9) Bench warrant outstanding 10) Violator cited twice - pled no contest and fined in each case, case closed 11) Health dept - catering truck citation - arraignment early 2008
Mobile home without cup	1. JONES 7-073 2. FIELDS 7-075							2 1) Also has commercial and recreational vehicles DAI locating property owner 2) Vacant lot also has trailers and junk and salvage, office conference set early January 2008
Sign violation	RUIZ 7-045			1				1 Office conference to be set
Older structures not to code	1. VOLK 6-100 2. WILHELM 6-101 3. CHORATE 7-065 4. GARCIA 7-078		2	2	2	1	1	3 1) Earthquake retro fit needed, Owner submitted plans. Moving towards compliance 2) Tilt up needs retro fit office conference held, failed to comply - criminal case filed, compliance, case closed 3) Unreinforced masonry building, office conference held 4) earthquake retro fit needed, office conference - now has contract with structural engineer, plans to be submitted
CLIP violation	REYES 7-037				1			1 1) Maintaining business without CLIP, office conference follow up conference to be held
<b>Second District Total</b>			<b>29</b>	<b>29</b>	<b>7</b>	<b>21</b>	<b>16</b>	<b>42</b>
<b>First and Second District Anti-Peddling Task Force</b>								

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Pedding Citations in Florence-Firestone	1. FLORES 6-033 2. SANCHEZ 6-055	2			2	2		1) pled guilty, sentenced, case closed 2) bench warrant over one year - case closed
<b>First and Second District Task Force Total</b>		<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	
<i>Third District</i>								
Outside storage of inoperative vehicles, trash, RVs used for living, or mobile homes without CUP permits	GARNER 5-041	1			1			1) Inspection warrant, conviction, found in violation, sentencing on violation continues for monthly inspections as defendant continues to bring property into compliance, last appearance violator hospitalized;
Numerous mobile homes without permits	RICHARDSON 5-021	1			1			1) Criminal complaint filed, set for pre-trial conference, case delayed as court appointed new attorney, set for pretrial early-January.
Unpermitted construction	1. FAWAZ 6-087 2. MARCELLO 7-087	1	1	1				2) 1) Hired Engineer - NOV recorded, follow up office conference set in January 2008 2) Unpermitted mobile home, office conference held, plans now submitted and under review, follow up office conference set in January 2008
Insufficient road access for Fire Department	CALLON 5-049	1						1) Private road involving 11 properties. Plans submitted by one neighborhood group and in plan check, third office conference held with competing neighborhood group who have plans to be submitted. One neighbor filed civil suit to arbitrate dispute to force agreement on one plan. Fire Dept monitoring progress.
Outside storage - living in trailer	NELSON 7-040	1						1) Case taken over from local DA office - involves three criminal cases, conservator appointed, Public Guardian to approve DPW to rehab property.
<b>Third District Total</b>		<b>5</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>6</b>	
<i>Fourth District</i>								
Unpermitted structure	1. BERGMAN 5-035 2. CHANG/MING 6-064	2			2		2	1) Criminal complaint filed Arraignment set early 2008 2) Criminal complaint filed - pretrial set early 2008
Unpermitted home business	HARRIS 6-099	1			1			1 Honey manufacturing, and junk and salvage, civil case settled, follow up office conference held
<b>Fourth District Total</b>		<b>3</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>3</b>	
<i>Fifth District</i>								

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Supervisorial District/Case Description	File Name	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Improper use within zone	1. KAGAN 5-012 2. TAHMASSIAN 6-097 3. FOY 7-005 4. HELMER 07-008 CURTIS 7-017 SCHWARTZ 07-027 7. SWANSON 7-069 ENDREESZ 7-076	6	3	2	2	4	5	1) Jury Trial, defendant convicted on 4 counts of zoning violations. Defendant sentenced to 80 hours of community service & terms & conditions of probation requiring corrections, hearing held - found in violation, court requested health to evaluate, Full Family Services now assisting violator 2) Calculations submitted, PW determining new parking allowance - compliance, case closed 3) Vehicle storage yard combo A1 and C3 no permits - criminal complaint filed, trial set 1/08 4) storage of movie business equipment - compliance, case closed 5) Recreational vehicle park operating in violation of CUP - criminal complaint to be filed 6) Paintball business conducted while CUP still pending - office conference held in prior reporting period caused business to relocate from A-2 Zone to M-1 1/2 Zone. Violation now discontinued, case closed. 7) Outdoor dining/banquets business in A-1, office conference held, compliance, case closed 8) Storage of trailers, boats on vacant property, office conference held

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Outside storage of junk and salvage and/or inoperable vehicles	1. LEWIS 5-031 2. ESPINOZA 6-019 3. MOCK 6-024 4. GALLEGO 6-069 5. MALIN 6-084 6. ROMPHREY 5-102 7. FILIAN 6-103 8. VELASQUEZ 7-004 9. HAWLEY 7-016 10. STEFFEY 7-033 11. AIERY 7-044 12. LEYVA 7-063 13. BARRETT 7-064 14. SULLIVAN 7-082 15. LUTUE	11	4	7	2	3	12	1. 10 acres, monthly visits, cleanup continues by new partner, second rehab warrant obtained by DPW, compliance - case closed, continued monitoring by agencies 2. Property clean except 2 mobile homes too old to legalize - DRP working w/violator. Second office conference set for 1/08 3. Monthly visits, continue, containers, metal, vehicles being moved to site in Kern County - progress 4. Storage of used tires on vacant land - property cleared of tires, property in escrow, new buyer has stored mobile home and equipment, after office conference with owners and buyer, property now in compliance, case closed 5. On NAT substantial cleanup, DRP to do follow up investigation for criminal complaint 6. Office conference, progress continues but slow, DRP to refer back to DA in 1/08 for complaint if no substantial progress 7. Follow-up office conference held, DPW rehab to conduct cleanup
Substandard property - Health	1. COHEN 7-083 HUBBARD/WARREN 7-084 3. MEDINA 7-084 4. SUN 7-086	2.	4	5		3	1	1) Green pool, office conference, compliance, case closed 2) Accumulation of horse droppings, rodent harborage, unlicensed animal keeper, separate office conferences, with owner and tenant, owner evicting tenant 3) Rodent harborage, violation of distance requirements for animals, office conference held, compliance, case closed 4) Accumulation of trash and castoffs, office conference, compliance, case closed

Exhibit 1

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Supervisorial District/Case Description	File Name	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Living in recreational vehicles on vacant land	1. BROADLEY 6-094 2. ELLIS 6-030 3. JONES 6-062 4. CHAVEZ 6-007 5. CREAMER 0-063 6. INCORVIA 5-018 7. EMETERIO 6-047 8. WEYRICK et al 9. SCHERMERHORN	7	2	1	8	5	4	The 3 criminal prosecutions resulted from citations by DAIs, 2 of these properties are in compliance 1) DA diversion to continue to April 2008 making sure stays in compliance, 2) property in compliance - case closed , 3) is on probation, partial compliance then work stopped, at probation violation hearing deft. failed to appear, no bail warrant issued ; 4) jury trial convicted on all six counts, defendant then cleared property and placed on probation, case closed 5) At last site visit, violator consented to appointment of Public Guardian. Hearing held in probate court, Public Guardian appointed over estate, property and modular home to be sold at auction - case closed . 6) complaint filed, plea of no contest, probation and property cleared, case closed 7) No progress following earlier office conference - Complaint filed, guilty plea, continued progress reports in court monitoring cleanup 8) Living in RV - Citation plea no contest, probation, compliance, case closed 9) Living in RV, office conference, complaint filed - set for trial early January 2008
Mobile home without cup	1. ROMERY 7-046 2. LATLIP 7-071 3. BERGLUND 7-074 4. KERPSIE 5. PEREZ 6. ESCOBEDO	6	4	1	1	1	5	1) Mobile home, commercial vehicles and outside storage, office conference held 2) Office conference held, compliance, case closed 3) Mobile home, commercial vehicles, auto impound yard, office conference held, criminal complaint filed 4) Mobile home, commercial vehicles, j&s, office conference FTA, complaint to be filed 5) Mobile home and j&s, office conference scheduled in January 6) Mobile home, office conference scheduled in January

Exhibit 1

**District Attorney Code Enforcement Section**  
**Second Biannual Status Report for January 1, 2006 to June 30, 2006**

Supervisorial District/Case Description	File Name	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Illegal grading	1. DINSMORE 5-020 2. SHOFFSTAD 5-022 3. YACCOUB 6-090 4. DONAHUE 6-105 5. MEDINA 7-006 6. CAMERON PROPERTIES 7-020 7. GARCIA	6	1	3	2	2	5	1. Pled guilty, on probation - corrected grading plans in plan check, conference held with all parties, engineers, plan checkers and attorneys to plans returned, to be re-submitted with soils report update, progress reports continue in court 2. Bench warrant outstanding . 3. Compliance - case closed 4. Neighbors in civil suit set for trial March 2008, civil suit resolution needed to proceed on case - violator hired engineer to realign two adjacent properties to allow new access to county maintained road property line in dispute 5 - Office conference held pending submission of plans 6. Fish and Game and DPW working with owners - tenant not owners appear to have caused damage - compliance, case closed. 7. office conference held, with follow up meetings
Unpermitted structure Storage of construction vehicles	FAHEY 7-095 ALONZO 7-041		1	1		1	1	Office conference scheduled in January Office conference held, construction vehicles removed from vacant land, case closed
<b>Fifth District Total:</b>		31	21	23	15	19	33	
<b>TOTAL CASES:</b>		83	58	36	51	40	101	

Footnotes:

<sup>1</sup> 49 misdemeanor prosecutions, 1 felony prosecution and ancillary involvement in 1 felony probation case

\*56 new cases and 1 reopened case



# County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION  
LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA  
Chief Executive Officer

**REVISED**

April 2, 2008

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

To: Supervisor Yvonne B. Burke, Chair  
Supervisor Gloria Molina  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: William T Fujioka  
Chief Executive Officer



## CODE ENFORCEMENT BIANNUAL REPORT

On November 30, 2004, your Board instructed the Chief Executive Office (CEO), with the assistance of the District Attorney (DA) and County Counsel, to provide a biannual report to the Board on the effectiveness of the new code enforcement units within the DA and County Counsel. Attached is the sixth Biannual Report that provides narratives and exhibits prepared by the DA and County Counsel Code Enforcement units for the period of July 2007 through December 2007.

The Report includes information regarding the investigations undertaken by the DA Code Enforcement Section Investigators and two exhibits that highlight the number of cases and prosecutions handled by the DA and County Counsel, and the disposition of these cases. The Report also includes ongoing efforts between the DA, County Counsel, and involved County departments to further integrate the County's code enforcement program, and promote collaboration among departments.

County Counsel and the DA, with assistance from the CEO and other departments, continue to provide cross-training for inspectors through code enforcement conferences. The next conference will be held on April 3, 2008 at the California Endowment Center. The DA and the Departments of Mental Health and Public Works will give presentations respectively on ***Good Report Writing; Junk, Salvage and Debris: Enforcement from a Hoarding Perspective;*** and the ***Property Rehabilitation Process.***

Each Supervisor  
April 2, 2008  
Page 2

If you have any questions, please contact Sari Steel, Senior Deputy County Counsel at (213) 974-1927; or Michael Noyes, DA Deputy-in-Charge at (213) 580-8732.

WTF:LS  
DSP:MJS:ib

Attachments (2)

c: Executive Officer, Board of Supervisors  
County Counsel  
District Attorney  
Sheriff  
Acting Director of Public Works  
Agricultural Commissioner/Director of Weights and Measures  
Chief of Public Safety  
Director of Animal Care and Control  
Director of Community and Senior Services  
Director and Chief Medical Officer of Health Services  
Director of Mental Health  
Director and Health Officer of Public Health  
Director of Regional Planning  
Fire Chief  
Treasurer and Tax Collector

# **COUNTY COUNSEL**



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012-2713

RAYMOND G. FORTNER, JR.  
County Counsel

March 21, 2008

TELEPHONE  
(213) 974-1801  
FACSIMILE  
(213) 626-7446  
TDD  
(213) 633-0901

TO: WILLIAM T FUJIOKA  
Chief Executive Officer  
*[Handwritten signature of William T. Fujioka]*

FROM: RAYMOND G. FORTNER, JR.  
County Counsel  
*[Handwritten signature of Raymond G. Fortner, Jr.]*

RE: **Code Enforcement Biannual Report**

On November 30, 2004, the Board of Supervisors ("Board") instructed your office, with the assistance of the District Attorney ("DA") and County Counsel, to provide Biannual Reports to the Board on the effectiveness of the new code enforcement units within the DA and County Counsel. Five Biannual Reports have already been provided to the Board. The enclosed sixth Biannual Report ("Report") provides a narrative of the general strategies and efforts of the County Counsel's Office for the time period of July 2007 through December 2007.

The Report includes highlights of cases handled by the County Counsel Code Enforcement Unit ("CCCEU") during this reporting period, the number of cases and prosecutions handled by the CCCEU, and the disposition of these cases. The Report also references ongoing efforts by the DA, the CCCEU, and involved County departments to further integrate the County's code enforcement program and promote collaboration among departments.

If you have any questions concerning this matter, please contact me, Assistant County Counsel Richard D. Weiss at (213) 974-1924, or Principal Deputy County Counsel Sari Steel at (213) 974-1853.

RGF:SJS

Enclosure

RECEIVED  
2008 MAR 21 PM 2:49  
CHIEF EXECUTIVE OFFICE

**COUNTY COUNSEL**  
**CODE ENFORCEMENT BIANNUAL REPORT**  
**July 2007 through December 2007**

## **Case Highlights**

### *Violations Abated Following Appointment of Receiver*

As indicated in the last biannual report, on May 5, 2006, the County Counsel Code Enforcement Unit ("CCCEU") filed a civil action for injunctive relief against a property owner for operation of an unlawful vehicle repair business in a residential area, accumulation of junk and salvage materials, and unpermitted construction and use of unpermitted structures. A default judgment was entered in the County's favor on August 10, 2006. The Los Angeles County Superior Court issued a permanent injunction ordering clean-up of the property, and awarded the County \$13,000 in fines. During the last reporting period, the property owner's agent was held in contempt of court for violating the injunction and was sentenced to nine days in jail. Despite the legal actions taken by the CCCEU against the property owner's agent, the illegal activities on the property continued unabated. On August 10, 2007, pursuant to the County's application, the court appointed a receiver, who took over the management of the affairs on the property and abated all of the Los Angeles County Code ("LACC") violations. The case will be closed when the receiver is discharged.

## **Additional Highlights**

### *Quality and Productivity Commission Award*

In a previous Biannual Report, the CCCEU reported the Chief Executive Office's ("CEO") and the CCCEU's involvement in the coordination of a County and City of Los Angeles response to the emergency closure of a substandard sober living facility, known as the Palace, and the temporary relocation of its residents. In October 2007, the Residential Placement Protocol ("RPP") Task Force was recognized by the Quality and Productivity Commission and received a Special Merit Plaque Award for its accomplishments.

## **Cases Handled by County Counsel**

During this reporting period, the CCCEU received 10 new referrals and continued to work on 48 cases carried over from the prior reporting period. The CCCEU is handling eight civil prosecutions involving 22 properties, held three office conferences, and closed 22 cases when the properties were brought into substantial compliance.

See Exhibit 1 for a summary of the status and disposition of the cases, by Supervisorial District, handled by the CCCEU during this reporting period.

County Counsel  
Code Enforcement Biannual Report  
July 2007 through December 2007

## **Ongoing Efforts to Integrate Code Enforcement Operations**

### *RPP Task Force Training*

The RPP Task Force, which was created to improve and coordinate a team approach to address the needs of elder and dependent adults that utilize licensed and unlicensed residential facilities, and to reduce the incidents of abuse and neglect of elder and dependant adults, will be conducting a training in April of this year at the California Endowment Center in downtown Los Angeles. Multi-departmental training sessions, which include County social service, mental health practitioners, and County code enforcement investigators and inspectors, facilitate enhanced intervention and enforcement efforts with respect to problems occurring at residential placement facilities.

The conference agenda covers cases that fall within the Memorandum of Understanding ("MOU") between various County code enforcement, social services, and mental health departments, and their departmental protocols. The scheduled training will begin with a segment entitled, *Who We Are and What We Do*, presented by the protocol department members and affiliated city and state agencies. Following that segment, there will be training by the State Department of Community Care Licensing and the County Departments of Mental Health, Public Health – Alcohol and Drug Program Administration, and the Community Development Commission through a segment entitled, *Types of Facilities and Clients* (i.e., licensed facilities, homeless shelters, sober living homes, and independent living facilities; the clients who reside in those facilities and how to identify the care and supervision they require).

### *RPP Task Force Support*

The CCCEU continues to assist the RPP Task Force in the coordination of investigations and enforcement activities between the County and the applicable city, state, and federal agencies who are members of, or are associated with, the RPP protocol. During this reporting period, the CCCEU was involved in a matter in which property owners were operating homeless shelters in apartment buildings located in both the unincorporated areas and in the City of Los Angeles. The living conditions in the apartment buildings were deplorable, and violated various County and City zoning and building codes, and the apartment residents also complained of illegal evictions. This investigation will continue into the next reporting period.

Another matter involved a private, non-profit corporation operating several group homes for girls, which were the source of neighborhood complaints and numerous calls for service by law enforcement. Sheriff and city police resources were overburdened by having to respond to an inordinate amount of incidents involving runaways, assaults, and disturbances of the peace. The CCCEU convened a workgroup comprised of several County RPP members, as well as some additional County departments, who met with the Sheriff and the group home

County Counsel  
Code Enforcement Biannual Report  
July 2007 through December 2007

administrators over the course of several months to discuss the problems and develop an action plan to address the issues. The action plan was implemented and the problem activity has significantly decreased.

The CCCEU also assisted in another matter involving a registered nurse who was operating an unlicensed facility and was providing inadequate care and supervision, and committing identity theft and fraud on elderly and dependant adults who were residents of various residential facilities the nurse was operating in both the unincorporated areas and the City of Los Angeles. The matter was first brought to the attention of the CCCEU by a detective in the Sheriff's Department who was investigating a case of identity fraud, the victims of which were residing at a facility with whom the CCCEU was familiar. The CCCEU had this matter placed on the RPP agenda, and it was subsequently discovered that the state had an open investigation concerning the same suspect. The sharing of information greatly assisted both law enforcement agencies. The investigations were coordinated and the cases are being prosecuted by both the local and state agencies.

*Code Enforcement Cross-Training Conference*

The CCCEU, the District Attorney ("DA") Code Enforcement Section, and the various County code enforcement departments, including the Department of Mental Health ("DMH"), have been meeting and planning the fifth in a series of code enforcement cross-training programs, which is currently scheduled for April 3, 2008, at the California Endowment Center. The DA Code Enforcement Section, the CCCEU, DMH, and the Department of Public Works ("DPW") will give presentations on *Junk, Salvage and Debris: Enforcement from a Hoarding Perspective; Good Report Writing*; and the *Property Rehabilitation Process*.

*Code Enforcement Cross-Training Manual*

The CCCEU, with the assistance of the CEO and the DA Code Enforcement Section, is compiling the materials from the five code enforcement cross-training conferences into a code enforcement training manual. The materials used in the conferences are a valuable resource for new code enforcement officers, and as reference materials for day-to-day code enforcement activities. The manual is scheduled to be completed and distributed to departments this summer.

*Counterfeit Goods Task Force*

Pursuant to a Board Motion, during this reporting period the CEO convened a Task Force of County departments involved in land use, code enforcement, nuisance abatement, and business license activities, including the Sheriff, Department of Regional Planning ("DRP"), DPW, Treasurer and Tax Collector, Department of Health Services, DMH, Fire Department,

County Counsel  
Code Enforcement Biannual Report  
July 2007 through December 2007

DA, and County Counsel to examine the County's ability to conduct enforcement activities with respect to properties used for the manufacture, distribution, and sale of counterfeit goods in Los Angeles County. The Task Force has been consulting with officials from the Cities of Los Angeles and New York and private industry representatives from the Motion Picture Association of American and the Record Industry Association of America.

Since the County had no pre-existing specific nuisance abatement ordinance that targets premises used for the manufacture, distribution, and sale of counterfeit goods, the CCCEU has drafted a proposed "Los Angeles Counterfeit Goods Nuisance Abatement Ordinance" for enactment by the Board of Supervisors. Among other things, the ordinance would authorize the DA and County Counsel to commence civil actions to temporarily and permanently enjoin the nuisance conditions and the persons involved from further conducting, maintaining, or permitting the identified activities at the involved location. The ordinance would also allow the County to initiate civil proceedings to recover civil penalties from any person conducting, maintaining, or permitting the defined nuisance to occur, including the owner of the building or place. We anticipate that the ordinance will be presented to the Board of Supervisors for consideration in April 2008.

*Civil Graffiti Pilot Project*

During this reporting period, the CCCEU has been working with the CEO, Sheriff, and DPW to create a pilot project to impose administrative fines and noncompliance fees on graffiti vandals, and, in cases involving minors, their parents who would be jointly and severally liable. To implement this program, the CCCEU has prepared proposed amendments to Titles 1 and 13 of the LACC and is assisting the Sheriff and DPW – two departments that play key roles in graffiti abatement and enforcement – with legal, procedural, and administrative matters. We anticipate those proposed ordinance revisions will be presented to the Board of Supervisors for consideration during the next reporting period.

*Unincorporated Area Services Board Deputy Meetings -- Illegal Parking and Sales of Vehicles*

One of the items that has been on the agenda of the Unincorporated Area Services Board Deputy Meetings has been the problem with illegal parking and illegal sales of vehicles, an ongoing quality of life issue for many of the unincorporated communities. The CCCEU was consulted in light of legal challenges to local ordinances previously used to enforce against this problem. The CCCEU has been soliciting information from the Board deputies to identify their communities' concerns to come up with practical solutions tailored to address the specific problem. A workgroup was formed and is considering various options, including the possibility of collaborating with the Department of Motor Vehicles' investigative branch, which receives state funding to conduct enforcement activities that target and prosecute this type of activity.

County Counsel  
Code Enforcement Biannual Report  
July 2007 through December 2007

*Title I Administrative Fines and Non-Compliance Fees Workgroup*

During this reporting period, a focus group comprised of the CCCEU, CEO, DA Code Enforcement Section, DRP, and DPW has met for the purpose of creating a pilot project to implement Title I. DPW's Water Resources and Construction Divisions will implement the pilot project. The pilot project is anticipated to commence in Spring 2008. DPW's experiences under the pilot project will allow the workgroup to iron out any major issues before full implementation by all County departments.

*Big Tujunga Mitigation Bank*

The CCCEU has been assisting DPW's Water Resources Division with the community's request for law enforcement at Big Tujunga Mitigation Bank's recreational facility, a County property, located in the City of Los Angeles. The community was concerned about loitering and overnight encampments, illegal dumping, and other nuisance activities. Issues involved jurisdiction and resource allocation among County and Los Angeles City departments, and their respective law enforcement agencies. The CCCEU facilitated cooperation among the involved agencies and helped resolve code and agency jurisdiction questions in order to allow for coordinated enforcement.

Exhibit 1

**County Counsel Code Enforcement Unit**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>First District</b> Zoning and building code violations on four residential properties in the Florence-Firestone area (related to West Athens building code violations and unfair business practices matter in the Second District)	1			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		1	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction, \$145,000 in civil penalties, and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.
Encroachment on County-owned land that adjacent landowner is using for ingress and egress	1				1		ISD will fence off the property after the CEO decides some issues related to grading. CCCEU involvement no longer required. Case closed.
Complaint received from neighbor of nuisance-property involving shooting incidents, loud noise, and a pit bull attack on a neighbor's dog	1				1		The Sheriff has been monitoring the location and reports that the location has been very quiet with no calls or problems having been reported this period. The CCCEU will continue to monitor the property.
Property that was damaged by fire and has been an eye sore in the community for over 10 years	1				1		During this reporting period, the framing was substantially completed; but due to limited available funds, the contractor stopped work. The CCCEU is working with the Department of Public Works ("DPW"), the Community Development Commission, the property owner, and the contractor to explore and assist with securing additional funding to complete the construction.
Investigation of bar operating with a temporary license, with history of complaints, to determine if a permanent business license should be issued	1				1		Since the last reporting period, the owner's state liquor license was revoked and the application for a permanent business license was denied by the Sheriff. The business was closed and has not reopened. Case closed.

Exhibit 1

**County Counsel Code Enforcement Unit**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Nuisance motel property, suspected of criminal activity and operating without a business license	1					1	The property owner was operating a motel without a business license. The property owner applied for a business license in April 2007, which is still pending approval by the Department of Public Health (DPH). The motel has also been the source of numerous complaints and calls for service regarding criminal activity occurring on the property. During this reporting period, the owner has implemented some of the suggestions made by the Sheriff to deter future criminal activity including installing a surveillance camera system, posting signage notifying guests of cameras, and signage restricting parking to permittees only. The Sheriff is working with the owner to implement the remaining items and to enforce the newly implemented suggestions. The CCCEU will continue to monitor compliance.
Several vehicles parked in front yard; inoperable vehicles					1		The CCCEU held an office conference with DPH and the property owner. The property owner complied and removed the violations. Case closed.
Criminal activity on property with code violations				1			1 The subject property went into foreclosure and eviction proceedings have been initiated. The CCCEU contacted the lender to coordinate legal and enforcement activities. The Sheriff confirmed that the utilities have been shut off and is working with DPH to have the location red-tagged and declared uninhabitable. Once all of the occupants are removed, the lender will take the necessary steps to bring the property up to code. The CCCEU will continue to monitor progress.
Trespassers engaging in illicit narcotics activities in single family dwelling					1		1 The Sheriff requested CCCEU assistance on a case involving an abandoned single-family dwelling which trespassers are using for illicit narcotics activities. The CCCEU investigated and determined the record owner is deceased, and referred the case to the Public Administrator's Office on November 14, 2007 to initiate probate proceedings. Case is pending.
Abandoned property being used by transients and gangs for illicit activities					1		1 CCCEU assistance was requested on a case involving an abandoned property being used by transients and gangs for illicit activities. The previous owner recently lost the property through foreclosure. The lender is currently the owner of the property. The CCCEU is attempting to contact the lender to resolve the issues. Case is pending.

Exhibit 1

**County Counsel Code Enforcement Unit  
Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Unpermitted structure: converted garage		1				1	The property was referred to the CCCEU by the Sheriff. The property is held in trust and the property owner was reported missing for several years. The owner has purportedly been located in another country by the attorneys who previously handled her affairs. The CCCEU will assist the owner's attorneys, DPW, and the Sheriff with title issues and abatement of violations.
<b>First District Total</b>	<b>6</b>	<b>5</b>		<b>1</b>	<b>1*</b>	<b>3</b>	<b>8</b>
<b>Second District</b>							
Recycling center operating without the required zoning approvals	1			1		1	A business license to operate a recycling center was denied by the County Hearing Officer on May 12, 2006. A complaint for injunctive relief and civil penalties to abate public nuisance and violations of the Los Angeles County Code ("LACC") was filed in L.A. County Superior Court on September 5, 2006, against the property owners and the recycling center operator. The case was settled as to all parties to the lawsuit. Pursuant to the terms of the settlement agreement, the tenant will vacate the property by June 30, 2008. In exchange, the County will review and process, without any guarantee of approval, an application for a CUP for a recycling center in some other area of the unincorporated County. The CCCEU will continue to monitor for compliance with the settlement agreement.
Zoning and building code violations on 11 residential properties in the West Athens area (related to Florence-Firestone building code violations and unfair business practices matter in the First District)	7			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)	2	5	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction, \$145,000 in civil penalties, and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.

Exhibit 1

**County Counsel Code Enforcement Unit**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Junk and salvage inside and outside of home; unlicensed and sick dogs; inoperable vehicles	1			1	1		A complaint for injunctive and other relief to abate public nuisance and violations of the LACC was filed against the property owner in L.A. County Superior Court on October 2, 2006. The CCCEU obtained a judgment against the property owner on December 10, 2007. The judgment permanently enjoins the property owner from violating the County health and zoning codes and orders the removal of the remaining junk and salvage and inoperative vehicles. The property has been brought into substantial compliance. Case closed.
Inoperable vehicles, junk and salvage, unpermitted structure, electrical, and plumbing code violations; unpermitted car repair business				1		1	A default judgment was entered in the County's favor on August 10, 2006. The Los Angeles County Superior Court issued a permanent injunction ordering clean-up of the property and awarded the County \$13,000 in fines. On August 10, 2007, pursuant to the CCCEU's application, the court appointed a receiver who took over the management of the property and abated all of the outstanding code violations. The property has been brought into compliance. Upon discharge of the receivership, the case will be closed.
Gang property responsible for narcotic sales, murder, assaults	1				1		There has been no further request for assistance from the Sheriff. The CCCEU advised the Sheriff that pursuit of criminal remedies would be more appropriate. Case closed as to CCCEU involvement.
Code violations on property where owners are both dead; heirs not rectifying		1			1		All violations have been abated and the house has been boarded up. Case closed.
Clean up of flammable/combustible liquids and junk, trash; extreme fire hazard to occupants and emergency responders	1				1		The property owner has been cited for numerous fire, building, and zoning violations. Given the issues with the owner's age, health, and hoarding, the CCCEU contacted the Department of Mental Health's Genesis Program ("Genesis"), to assist the owner on a bi-monthly basis in cleaning up the property. During this reporting period, Genesis assisted the property owner to the extent they could and closed their case. DPW is going to proceed with property rehabilitation. Case is pending.
Property owner rents the house in a residential neighborhood for balls, weddings, and other social events	1				1		The illegal social events that were being held at the property have ceased. However, the case has been referred to the DA for criminal prosecution of additional zoning code violations; specifically, two unpermitted additions that are being used for residential purposes. Case is ongoing.

Exhibit 1

**County Counsel Code Enforcement Unit  
Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Property which is the site of gang violence, drug sales, murder, assaults	1				1		The CCCEU is currently working with the Sheriff, Los Angeles City Attorney's office, and DRP to abate the narcotics sales on the property. Case is ongoing.
Code violations on property where resident is under conservatorship	1				1		The property owner, who is under conservatorship, resides in a single-family residence, and has a history of issues regarding home maintenance. Since the last reporting period, the CCCEU contacted the property owner's conservator to check on the status of the property and learned that a new conservator had been appointed. The CCCEU then contacted the newly appointed conservator and requested that the CCCEU be apprized of any issues with the conservatee's real property. The CCCEU will continue to monitor during the transition period.
Unpermitted carport; converted garage; unpermitted addition	1				1		The owner applied for a building permit to remove the unpermitted garage addition and restore the garage to parking use. The owner intends to submit a plot plan to keep the carport. Case is ongoing.
Junk and salvage; numerous inoperative vehicles; unpermitted structures and horse maintained in residential area	1			1			The CCCEU filed an action for injunctive relief against the property owner and the occupant to abate violations of the zoning code including large amounts of junk and salvage, numerous inoperative vehicles, unpermitted structures, and a horse being maintained on the property in a location that is not zoned for this activity. Due to the defendants' failure to answer, the County plans to file a request for entry of default in the next reporting period.
Restaurant not in compliance with parking requirements on approved plot plan	1		1		1		The CCCEU conducted an office conference with the property owners and requested the owners/tenants re-stripe the parking lot on the property and provide sufficient off-site parking space to comply with the plot plan approval for the restaurant on the premises. The CCCEU will continue to monitor to see that the owner undertakes the necessary corrections to which they agreed.
<b>Second District Total</b>	<b>17</b>	<b>2</b>		<b>1</b>	<b>5*</b>	<b>5</b>	<b>14</b>

Exhibit 1

**County Counsel Code Enforcement Unit**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>Third District:</b> Unpermitted structures encroaching upon County-owned land, zoning, building, and fire code violations	1			1		1	A lawsuit was filed on December 13, 2006, for violation of the LACC, and for possession, damage due to occupation, and misuse of County-owned land. On October 3, 2007, the court granted the County's motion for summary judgment as to all causes of action. On November 20, 2007, a judgment was entered in the County's favor. A notice of appeal was filed by the defendant on November 29, 2007. The appeal is pending.
Removal of oaks trees without permit	1					1	The CCCEU is monitoring the case since the violation involves County property. An after-the-fact Oak Tree Permit application has been submitted to DRP for processing. Case is pending.
Dispute over use of Castro Peak Motorway	1					1	There were some key developments during this last reporting period including transfer of ownership between two of the owners who hold title to property which covers a significant portion of the affected area. The CCCEU is continuing to work with the Chief Executive Office and the National Park Service to find a permanent solution to the access issues regarding Castro Peak.
North Santa Monica Bay Pollution	1					1	The CCCEU worked with DPW, DHS, and the City of Malibu to prepare and obtain consents to access the private properties located within the area, from which samples could be taken to identify the sources of pollution affecting the beaches. The North Santa Monica Bay Source Identification Task Force completed several rounds of sampling from March 26 to May 1, 2007 without incident. Case closed as to CCCEU involvement.
Packager not labeling and misrepresenting food ingredients in packaged food items; distributing to L.A. Unified and school districts nationwide	1					1	The CCCEU met with DPH to discuss a complaint involving allegations of fraud and mislabeling of packaged food items distributed to school districts locally and nationwide. The CCCEU assisted DPH in preparing the case for referral to the State Department of Health Services ("DHS") and the Food and Drug Administration, who have jurisdiction in this matter. DHS contacted the CCCEU during the end of the reporting period and indicated that their investigation is pending and that they would be in contact. The CCCEU and DPH will continue to assist the agencies as needed, and continue to monitor the progress of the case.
<b>Third District Total</b>	5	0	0	0	1	1	4

Exhibit 1

**County Counsel Code Enforcement Unit  
Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<i>Fourth District</i>							
Graffiti on railroad bridge over 605 Freeway	1				1		In this case, the owner and CalTrans both claim that it is not their responsibility to maintain the bridge. The County and the City of Pico Rivera believe that both parties are responsible and unless both parties cooperate to remove the graffiti, both County and City staff intend to seek authority to file civil lawsuits to ensure compliance with their respective graffiti removal ordinances. On August 17, 2007, the CCCEU met with the Pico Rivera City Attorney to provide a status update. On October 25, 2007, the CCCEU met with representatives from the Fourth Supervisorial District, Sheriff, and the City of Pico Rivera to discuss options. The City of Pico Rivera will make one more request for compliance from the property owner. If the request letter does not bear fruit, the County will initiate legal action. Case is ongoing.
Unpermitted construction, illegal conversion of garage, junk & salvage, inoperable vehicles, unpermitted business	1			1	1		The CCCEU filed a lawsuit on February 21, 2007 and obtained a default judgment on July 13, 2007. Case closed.
Unpermitted construction in single-family dwelling; structure within the required setback area; illegal garage conversion	1				1		Property brought into compliance on October 13, 2007. Case closed.
Vehicle parked in setback area; inaccessible garage; junk and salvage	1				1		Case referred to DA for criminal prosecution. Cased closed as to CCCEU involvement.
A business operating an unpermitted medical marijuana dispensary	1				1		The Sheriff confirmed that the operator ceased operations. Case closed.
Unpermitted boarding house; unpermitted construction				1			DRP referred case to the CCCEU for a boarding house violation, which has since been abated. Unpermitted construction issues are being handled by DPW who will refer the case to the DA for criminal prosecution if compliance is not forthcoming. Case closed as to CCCEU involvement.
<b>Fourth District Total</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>1</b>	

Exhibit 1

**County Counsel Code Enforcement Unit**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>Fifth District</b>							
Numerous inoperable vehicles, junk and salvage, unpermitted structures, and illegal grading and electrical work	1			1		1	A judgment and order was issued in March 2006 granting a permanent injunction and ordering the defendant to clean up the property. The CCCEU continues to monitor the progress of the ongoing major clean-up. The property owner continues to make substantial progress towards achieving compliance. Case is ongoing.
Unpermitted and accessory structures maintained within required setback area and in private and future street	1					1	The owners abated the unpermitted accessory structures in the setback area. County staff met with the owner and her attorney, who agreed to accept the conditions set forth by DPW to proceed with the street vacation proposal. DPW is preparing the case to go to the CEO for review and then have it placed on the Board's agenda for approval. Case is pending.
Non-compliance for a recreational trailer park with permanent residents, junk and salvage	1					1	Case is pending CUP approval. During this reporting period, further code violations were found and additional enforcement action has been taken. Case is pending.
Speed bumps installed by four homeowners on private road without Fire Department approval		4			4		The speed bumps have not been removed, however, alternatives are being considered by the Fire Department. This matter is closed as to CCCEU involvement pending any further departmental request for assistance.
Major illegal disposal operation	1					1	This case remains open as the CCCEU is consulted and assists departments who, from time to time, have had to respond to ongoing issues pertaining to the illegal dumping activity, clean up, and civil litigation commenced by the neighboring property owners, the plaintiffs, against the operators of the private pumping company. Case is ongoing.
Suspected criminal activity involving residents of a drug addiction treatment center	1					1	The Attorney General has filed a complaint against the property owners. Discovery is pending. The CCCEU will continue to monitor the case and assist the Attorney General's Office as needed.
San Dimas property owner has encroached onto a County park without County permits; illegal grading; planting non-native vegetation; case ongoing since 1992	1					1	During this reporting period, the grading and remaining restoration work was completed. Landscaping is also done with the exception of hydroseed due to weather-related delays. Case is pending.
Illegal uses that require a CUP; unpermitted structures	1					1	The property owners submitted a plot plan in September 2007, and are voluntarily working with DRP and DPW to resolve the outstanding zoning and building code violations. Case is closed as to CCCEU involvement.

Exhibit 1

**County Counsel Code Enforcement Unit**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Maintaining an unpermitted mobile home and trailer on property	1					1	The CCCEU is assisting the DA's office, which is handling the case, with collateral issues involving the special needs of the property owner who is an elderly adult with mental health issues. The CCCEU referred the matter to the Office of the Public Guardian ("PG") who petitioned for conservatorship over the estate of the property owner. The PG was appointed in November and will assist the property owner with abating the code violations on the property.
Unpermitted encroachment to oak trees; operation of impound yard without zoning approval	1					1	The owner filed a CUP and a clean hands waiver to operate the impound yard, and has been working with Forestry on a re-planting plan. The Oak Tree Permit is scheduled to go to the Planning Commission on consent for final approval in the next few weeks.
Reports of projectiles from an outdoor shooting range landing on neighboring properties	1					1	In November 2007, the CCCEU, DRP, and Sheriff met with area residents and the shooting range board of directors where it was agreed that the shooting range will have an expert evaluate the safety features of the range and report back to the group. Case is pending.
Property that is hosting RAVE parties	1					1	The property was being used for commercial purposes (RAVE parties) in violation of the LACC and the Los Angeles Community College District's permanent injunction. The property owner subsequently filed an action against the County, which was dismissed by Plaintiff. During this reporting period, the property was monitored and the RAVE parties have ceased. Case closed.
Numerous complaints regarding a private, non-profit corporation operating several group homes for girls						1	The CCCEU received this referral from Sheriff regarding several group homes for girls which were the recipients of neighborhood complaints and numerous calls for service by law enforcement. Incidents involved runaways, assaults, and disturbances of the peace. The CCCEU convened a workgroup, comprised of several County departments, who met with Sheriff and the group home administrators over the course of several months to discuss the problems and develop an action plan to address the issues. The action plan was implemented and the problem activity has significantly decreased. Case closed as to CCCEU involvement.

Exhibit 1

**County Counsel Code Enforcement Unit**  
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Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Elderly man living in substandard conditions; health code violations; junk and salvage		1			1		This case was referred by Sheriff after receiving complaints from neighbors about an elderly man living in substandard conditions. The CCCEU found out the property (which had equity) was also in the process of being lost through a tax sale. The CCCEU took the case to the L.A. County Elder Abuse Forensic Center for evaluation, and social service and mental health agencies were brought in to assess the mental and physical condition of the property owner. The CCCEU referred the matter to the Public Guardian who was appointed conservator over the property owner. The violations have been abated, and the property was saved from the tax sale. Case closed.
<b>Fifth District Total</b>	<b>15</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>8</b>	<b>9</b>	
<b>TOTAL CASES</b>	<b>48</b>	<b>10</b>	<b>3</b>	<b>8*</b>	<b>22</b>	<b>36</b>	

\*Eight cases involving 22 properties (1 case involves 15 properties -- 4 properties in the First Supervisorial District and 11 properties in the Second Supervisorial District).

**DISTRICT ATTORNEY**

**DISTRICT ATTORNEY  
CODE ENFORCEMENT BIANNUAL REPORT  
July 2007 through December 2007**

The District Attorney Code Enforcement Section ("Section") remains fully staffed and is meeting the needs of the code enforcement agencies. The Section's approach to code enforcement focuses on voluntary compliance as the primary objective. The Deputy District Attorneys ("DDAs") use office conferences whenever possible, and criminal prosecutions when compliance is not forthcoming. The Section provides District Attorney Investigators ("DAIs") to give support and peace officer backup to code enforcement inspectors, as well as to provide training in the effective use of the criminal justice system, and encouraging multi-agency cooperation. The Section strongly supports and staffs ten Nuisance Abatement Teams ("NATs"). The Section will follow its approach to use citations in situations that are not suitable for the office conference approach.

**Staffing**

The Section's current staffing positions consist of 16 DAIs and four DDAs. The DAIs are aligned in a three-team format covering all five Supervisorial Districts. Each team consists of a Supervising DAI and four Senior DAIs. The three teams are supervised by Lieutenant Jack Gonterman. The teams are assigned geographically to the South, the East, and the North, and headquartered in the First, Second, and Fifth Supervisorial Districts. A proposal to add a fourth team was submitted earlier this year.

The South Team is now headed by Supervising DAI Kelvin Brown and is now located in its permanent location at the Lynwood Regional Justice Center. The South Team is responsible for the geographic area encompassed by the Second, Fourth, and the southern portion of the Third Supervisorial Districts.

Supervising DAI Teresa Carver heads the East Team which is temporarily housed at offices located in El Monte. The East Team's responsibility includes all of the First Supervisorial District and the Fifth Supervisorial District east of Altadena.

Supervising DAI Greg Frum heads the North Team housed at the Michael Antonovich Antelope Valley Courthouse. The North Team is assigned all of the Fifth Supervisorial District except the portion in the San Gabriel Valley east of Altadena. The North Team is also responsible for the Santa Monica Mountains and the Topanga Canyon portion of the Third Supervisorial District.

The DDAs continue to be divided geographically. Deputy-in-Charge Michael Noyes supervises the Section and prosecutes the cases generated from the Santa Monica Mountains and Topanga Canyon areas. DDA Randal Harris prosecutes San Gabriel Valley and East Los Angeles cases. DDA Tina Hansen is responsible for the South Basin cases. DDA David Campbell covers the North County including Chatsworth and La Crescenta.

## **NAT Teams**

The DAIs currently staff ten NATs established within the First, Second, Fourth, and Fifth Supervisorial Districts. These NATs conduct their operations on a regular schedule. The DAI teams are a key component of each of these NAT teams. The purpose of the DAI teams is to provide each NAT team with security and share their investigative skills for the benefit of the code enforcement investigators that also comprise the NAT teams. Participation in the NATs is one valuable way the DAIs fulfill their primary purpose, which is to support the county code enforcement agencies. Though there is not a NAT dedicated solely for the Third Supervisorial District, the DAIs accompany the agency inspectors, as a NAT, on an as-needed basis within the Santa Monica Mountains area.

## **Citations**

Citations have proven to be an effective code enforcement tool. The DAI, accompanied by the code enforcement investigator who is at the scene to identify the crime, will cite violators to appear in court in situations involving squatters, violators caught in the act of illegal grading, or in an act that has an immediate negative impact on the neighboring community or in cases where businesses are operating without licenses. Also, the citation process will be used when the violator's conduct through words and/or actions indicates he or she has absolutely no intent to cooperate unless compelled to do so.

## **Inspection Warrants**

Inspection warrants as well as search warrants are an effective tool to gain access to properties for inspections. A warrant can only be ordered if access has been denied. Coordinating multiple agencies for a site inspection can be difficult and becomes more problematic if entry is then denied.

The Code Enforcement Investigators have developed close ties with other county agencies thereby increasing the level of cooperation and results. They have worked on a number of cases with the Los Angeles County Animal Control as the investigating agency and the assisting agency. Most recently, they authored and executed a two-day search warrant on an 80-acre compound in Val Verde. Over 2500 roosters, altered and bred strictly for cockfighting, were either seized or relinquished and destroyed, along with goats, dogs, and a horse. Seventeen individuals were identified on the premises, and will most likely be charged with misdemeanor violations relating to cockfighting and/or felony charges relating to animal cruelty.

The DAIs also assisted the State Costal Commission in an inspection of the back hills located between Malibu and the Ventura Freeway. Because of their familiarity with the area, and their ability to get into remote areas with four wheel drive vehicles, Coastal Commission investigators were able to get their first complete inspections of areas currently under litigation. It should be noted that our Section currently has a 23 count misdemeanor complaint against the owner of that property for similar violations.

## **District Attorney Investigations**

The DAIs have assisted in both criminal and civil cases, and since July, 2007, have been involved in the inspections of more than 2,600 properties and 297 NAT sweeps in all five Supervisorial Districts. They also support the departments who work in the First and Second Supervisorial Districts by providing security to inspectors and to the task forces conducting inspections in high risk neighborhoods.

During this reporting period, DAI participation in the inspections and sweeps has resulted in the filing of criminal charges in nine felony cases, most of which are being handled by another DA unit, because of the nature of the crime. The DAIs filed 14 misdemeanor cases and made 13 probable cause arrests and 39 arrests as a result of outstanding warrants. Of those arrests, 11 were felonies, and 28 were misdemeanors.

The Code Enforcement Lieutenant, Jack Gonterman, has begun giving presentations, along with other leaders of the NAT, at community meetings on evenings and weekends, to further educate the citizens of unincorporated Los Angeles County regarding our effort to enforce county code violations

## **Cases Handled by the District Attorney**

During this reporting period, the Section received 57 new referrals from County departments, reopened one case, and continued to work on 83 cases carried over from the prior reporting period. The Section set 36 office conferences, prosecuted 50 misdemeanor cases, one felony case, and had ancillary involvement in one felony probation case during this reporting period. One case went to jury trial and the violator was convicted on six misdemeanor counts involving zoning and building code violations. Additionally, the DDAs were involved in informal talks with numerous property owners. The Section closed 40 cases, following successful resolution of the matters. The jury trial involved a vacant parcel in Juniper Springs. The violator lived on his elderly mother's lot in a trailer and stored two large containers, numerous vehicles and miscellaneous items as well. Following his conviction on all six counts, the violator removed all items from the property.

See Exhibit 1 for a summary of the disposition of the case, by Supervisorial District, handled by the Section this reporting period.

## **Ongoing Efforts to Integrate Code Enforcement Operations**

### **DA Trainings**

On November 5, 2007, the Section DDAs conducted internal training for the DAIs. The topic of the instruction was “Understanding and Working with the Los Angeles County Zoning and Building Codes.”

On November 14, 2007, the Section lectured to a Code Enforcement class at Rio Hondo Community College on the following subjects: writing reports, inspection warrants, search and seizure, and trial preparation with an emphasis on direct and cross examination.

### **Code Enforcement Cross-Training Conference**

Advanced planning efforts are underway for the fifth in a series of code enforcement cross-training programs, which is currently scheduled for April 3, 2008 at the California Endowment Center in downtown Los Angeles. Our office and the Departments of Mental Health and Public Works will give presentations on Good Report Writing; Junk, Salvage and Debris: Enforcement from a Hoarding Perspective; and the Property Rehabilitation Process.

### **Code Enforcement Cross-Training Manual**

CCCES, with the assistance of the CEO and our office, is compiling the materials from the four code enforcement cross-training conferences into a code enforcement training manual. The materials used in the conferences will be a valuable resource for new code enforcement officers and will also serve as a reference manual for day-to-day code enforcement activities. The Manual should be ready for distribution later this year.

### **Title 1 Administrative Fines and Non-Compliance Fees Workgroup**

During this reporting period the workgroup has continued its work with the departments to edit the content and formatting of their submitted written materials. Additionally, the departments are developing their departments' Hearing Officer Protocols. As soon as the written materials have been finalized and approved by department counsel and the department heads, Title I can be implemented commencing with the pilot project.

## Counterfeit Goods Ordinance

During the reporting period our Section, the District Attorney's Consumer Protection Division, CCCES, CEO, numerous departments and outside agencies met, consulted and worked towards developing new legislation at the county and state level to better prosecute civilly and criminally the possession and sale of counterfeit goods within Los Angeles County.

## Amendment to the County's Health Ordinances

Pool safety is a serious concern for all residents within the County. Green pools are dangerous in that they prevent quick discovery of drowning individuals. Currently these cases must be prosecuted using a mosquito abatement ordinance. This office is working together with Environmental Health and County Counsel to draft a new section in the County's Health Ordinance that focuses on water clarity standards. The draft is now in final review by the Department of Environmental Health. This ordinance would simplify the prosecution of these cases by eliminating the need to prove by expert testimony that the condition of the water allows for the breeding or harborage of mosquitoes.

## Case Collaboration

During the reporting period, our Section and CCCES continue to consult with one another on code enforcement issues. Our Section and CCCES have collaborated on two cases which have led to the appointment of the Public Guardian in one case and should lead to the appointment of the Public Guardian in the second case.

Exhibit 1

**District Attorney Code Enforcement Section**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b>First District</b>							
Illegal grading	1				1	1	Unrelated felony set for trial - felony still pending awaiting agency status report.
Outside storage - inoperable vehicles and/or junk and salvage	2			1	2		1) Criminal complaint filed on tenant, compliance, case closed 2) compliance, case closed
Improper uses within zone, blocking roadway, unpermitted construction; (Also refer to "Non-conforming use, illegal wiring, unpermitted structure in County Counsel Exhibit 2/First District)	1			1		1	Complex case -- car wash, apartment building and family business. Multiple departments involved: DPW, Building & Safety and Road Maintenance Divisions; DRP and County Counsel. Case pending DRP's application process. Filed no contest, probation and sentencing set early 2008, variance application nearly completed.
Unpermitted construction	2	2	2	1		4	1) Unpermitted structures, 1& s, unpermitted animals - warning letter sent 2) Unpermitted structure and alterations to house, illegal food preparation, criminal complaint filed arraignment early 2008 3) office conference held, plans submitted pending review 4) unpermitted construction at gang hangout - office conference held plans to be submitted
Operating business without a license	1	1		2		2	1) Defendant FTA on citation - bench warrant 2) citation set for pretrial
Accumulation of rubbish		1	1			1	Health dept office conference held, progress report pending
Food storage violation	2	2		3	1	3	1) Food not maintained at correct temperature - two violators -one pled no contest and second bench warrant issued 2) Unapproved food storage, disobeyed order from Health Officer - violator plead guilty, probation, case closed .3) complaint to be filed 4) complaint filed arraignment set early 2008
Unpermitted food facility		1	1			1	Health dept. office conference held
Operating taxi cab without license	4					4	Investigated by LASD - pending, LASD to cite.
<b>First District Total</b>	<b>13</b>	<b>7</b>	<b>4</b>	<b>8</b>	<b>3</b>	<b>17</b>	

Exhibit 1

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Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Unpermitted construction	3	2		2		5	1) Altering building without a permit, criminal complaint filed, hired architect, plot plan submitted, under review 2) Altering building without a permit: DPW and DRP coordinating investigation, criminal complaint filed, hired architectural firm -plans submitted and approved by DPW 3) Unpermitted addition to garage and office to house. Cleanup being performed and unpermitted buildings to be demolished 4) Inspected by NAT, owner plans to sell, office conference to be set 5) Junk and salvage as well, waiting report from DRP
Outside storage - inoperable vehicle and/or junk and salvage	8	4	2	2	3	9	1) criminal complaint filed no contest - case to be referred to public guardian and county counsel for probate action 2) Complaint filed, owner conducting cleanup - property cleared sale of property pending, case closed 3) Plot plan approved, waiting referral from DPW for adjacent property 4) J&S - owner contacted, office conference to be set 5) Large pile of green waste, owners cooperating with DRP - case closed 6) J&S office conference held - complaint to be filed 7) Compliance case closed 8) Junk and Salvage , inaccessible garage - office conference set 9) office conference to be scheduled 10) Unpermitted stables, outside display of merchandize, occupied recreational vehicle in addition to j and s Placed on NAT to coordinate multi-agency investigation 11) Also out door display, office conference held, owner submitted plot plan and cleanup in process 12) Vacant house, homeless people, graffiti - DAIs locating personnel at Property management company, office conference to be set.

Exhibit 1

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Improper use within zone	8	3	1	1	3	8	1) Commercial property not meeting development standards. Plot plan submitted to DRP - inactive, case closed; 2) Auto repair - old tenant left property, now new tenant in violation, office conference set early January 3 ) Auto repair or sales, storage DAIs to contact selling agent 4) Auto sales - be added to NAT, DAIs locating owners 5) Recycling business on parking lot, container - office conference held - retained private attorney to commence unlawful detainer, complaint to be filed 6) Trucking business - commercial vehicle storage - office conference held, compliance case closed 7) Converted garage, junk and salvage, commercial vehicles - criminal complaint filed, j&s has now been removed, permit pulled for garage, J & S removed, garage still in issue. 8) Selling food without a permit - citation issued, criminal complaint filed. Plea no contest, fines - case closed 9) unpermitted smog testing, inoperative vehicles working with owners who have now filed unlawful detainer
Substandard dwelling, junk and Salvage, living in trailer						1	10) Unpermitted ornamental ironwork and welding business, storage and parking issues, office conference to be set 11) Excessive yard sales, DAIs locating building owner, office conference set early January
Garage conversion		3				3	1) DRP referral for unpermitted addition, set back violations and lack of covered parking, office conference to be set 2) Converted garage and set back violations, waiting reports from health dept. 3) Garage used for living space with unpermitted addition,

Exhibit 1

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Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Unpermitted construction	1	1	1	1	2		1) Office conference held. Compliance - case closed 2) Complaint filed for both animal cruelty violations (cock fighting) and unpermitted structures. Property now in compliance as to code violations. Code case closed. Felony Criminal case as to animal cruelty transferred to Compton DA office for continued prosecution.
Violations on residential properties: Alcohol sale; and cattle in residential zone	1			1		1	Party pled guilty. Plea Plan and building plans approved - Progressing towards compliance plan plot to be resubmitted to legalize existing stable
Living in Trailers in R-1 Zone	1				1		1) Violator cooperating with DRP all violations removed -case closed.
Possession of over 100 counterfeit CDs/DVDs	1			1		1	Code Enforcement DAs investigation from NAT, felony criminal filing
Illegal Grading	1					1	continues to progress towards compliance continues.
Multi-agency violations - Building without permits, fire code violations, auto repair, outside storage	1					1	Three properties involved . Placed on NAT to coordinate multi-agency violations. Office conference to be held if NAT does not resolve and agency investigations and reports are completed.
Unlawful vending	11			11	6	5	1) Bench warrant outstanding 2) Pled no contest, on probation, case closed 3) Pled no contest on probation, case closed 4) Violator cited twice, both cases pled no contest and fined, case closed 5) Pled no contest fined, case closed 6) Bench warrant outstanding 7) Bench warrant outstanding 8) Plea no contest, fine, case closed 9) Bench warrant outstanding 10) Violator cited twice - pled no contest and fined in each case, case closed 11) Health dept - catering truck citation - arraignment early 2008
Mobile home without cup		2				2	1) Also has commercial and recreational vehicles DA locating property owner 2) Vacant lot also has trailers and junk and salvage, office conference set early January 2008
Sign violation			1			1	Office conference to be set

Exhibit 1

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Older structures not to code	2	2	2	1	1	3	1) Earthquake retro fit needed. Owner submitted plans. Moving towards compliance 2) Tilt up needs retro fit office conference held, failed to comply - criminal case filed, compliance, case closed 3) Unreinforced masonry building, office conference held 4) earthquake retro fit needed, office conference - now has contract with structural engineer, plans to be submitted
CUP violation	1			1		1	1) Maintaining business without CUP, office conference follow up conference to be held
<b>Second District Total</b>	<b>29</b>	<b>29</b>	<b>7</b>	<b>21</b>	<b>16</b>	<b>42</b>	
<b>First and Second District Anti-Peddling Task Force</b>							
Peddling Citations in Florence-Firestone	2			2	2		1) pled guilty, sentenced, case closed 2) bench warrant over one year - case closed
<b>First and Second District Task Force Total</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	

Exhibit 1

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b><i>Third District</i></b>							
Outside storage of inoperative vehicles, trash, RVs used for living, or mobile homes without CUP	1			1			1) Inspection warrant, conviction, found in violation, sentencing on violation continues for monthly inspections as defendant continues to bring property into compliance, last appearance violator hospitalized;
Numerous mobile homes without permits	1			1			1) Criminal complaint filed, set for pre-trial conference, case delayed as court appointed new attorney, set for pretrial early January.
Unpermitted construction	1	1	1				2) 1) Hired Engineer - NOV recorded, follow up office conference set in January 2008 2) Unpermitted mobile home, office conference held, plans now submitted and under review, follow up office conference set in January 2008
Insufficient road access for Fire Department	1						1) Private road involving 11 properties. Plans submitted by one neighborhood group and in plan check, third office conference held with competing neighborhood group who have plans to be submitted. One neighbor filed civil suit to arbitrate dispute to force agreement on one plan. Fire Dept monitoring progress.
Outside storage - living in trailer	1			1			1) Case taken over from local DA office - involves three criminal cases, conservator appointed, Public Guardian to approve DPW to rehab property.
<b>Third District Total</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>6</b>	
<b><i>Fourth District</i></b>							
Unpermitted structure	2			2			2) 1) Criminal complaint filed Arraignment set early 2008 2) Criminal complaint filed - pretrial set early 2008
Unpermitted home business	1			1			1) Honey manufacturing, and junk and salvage, civil case settled, follow up office conference held
<b>Fourth District Total</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>3</b>	

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**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<i>Fifth District</i> Improper use within zone	6	3	2	2	4	5	1) Jury Trial, deft convicted on four counts of zoning violations. Defendant sentenced to 80 hours of community service and terms and conditions of probation requiring corrections, hearing held - found in violation, court requested health to evaluate, Full Family Services now assisting violator 2) Calculations submitted PW determining new parking allowance - compliance, case closed 3) Vehicle storage yard combo A1 and C3 no permits - criminal complaint filed, trial set January 2008 4) storage of movie business equipment - compliance, case closed 5) Recreational vehicle park operating in violation of CUP - criminal complaint to be filed 6) Paintball business conducted while CUP still pending - office conference held in prior reporting period caused business to relocate from A-2 Zone to M-1 1/2 Zone. Violation now discontinued, case closed. 7) Outdoor dining/banquets business in A-1, office conference held, compliance, case closed 8) Storage of trailers, boats on vacant property, office conference held

Exhibit 1

**District Attorney Code Enforcement Section**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Outside storage of junk and salvage and/or inoperable vehicles	11	4	7	2	3	12	<p>1. 10 acres, monthly visits, cleanup continues by new partner, second rehab warrant obtained by public works, compliance - case closed, continued monitoring by agencies 2. Property clean except two mobile homes too old to legalize - DRP working with violator, second office conference set for mid January 2008 3. Monthly visits, continue, containers, metal, vehicles being moved to site in Kern county - progress 4. Storage of used tires on vacant land- property cleared of tires property in escrow, new buyer has stored mobile home and equipment, after office conference with owners and buyer, property now in compliance, case closed 5. On NAT substantial cleanup, DRP to do follow up investigation for criminal complaint 6. office conference, progress continues but slow, DRP to refer back to DA in January for complaint if no substantial progress 7. followup office conference held, DPW rehab to conduct cleanup 8. office conference working towards compliance, followup meeting set for January 9. Office conference held - DRP to monitor</p>
Substandard property - Health							<p>10) mobile home and J &amp; S , no compliance criminal complaint filed, pretrial set January 2008      11) Office conference - with followup meetings - mobile home and inoperative vehicles, progress 12) Inoperative school buses and junk and salvage, office conference held, compliance, case closed 13) j &amp; s, container and oak tree violation, office conference held 14) Citation, bench warrant outstanding, storage of j&amp;s and r/v 15) j&amp;s business, office conference set</p>

Exhibit 1

**District Attorney Code Enforcement Section**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Living in recreational vehicles on vacant land	7	2	1	8	5	4	The 3 criminal prosecutions resulted from citations by DAIs, 2 of these properties are in compliance 1) DA diversion to continue to April 2008 making sure stays in compliance, 2) property in compliance - case closed , 3) is on probation, partial compliance then work stopped, at probation violation hearing deft. failed to appear, no bail warrant issued , 4) jury trial convicted on all six counts, defendant then cleared property and placed on probation, case closed 5) At last site visit, violator consented to appointment of Public Guardian, hearing held in probate court, Public Guardian appointed over estate, property and modular home to be sold at auction - case closed . 6) complaint filed, plea of no contest, probation and property cleared, case closed 7) No progress following earlier office conference - Complaint filed, guilty plea, continued progress reports in court monitoring cleanup 8) Living in RV - Citation plea no contest, probation, compliance, case closed 9) Living in RV, office conference, complaint filed - set for trial early January 2008
Mobile home without cup	6	4	1	1	1	5	1) Mobile home, commercial vehicles and outside storage, office conference held 2) Office conference held, compliance, case closed 3) Mobile home, commercial vehicles, auto impound yard, office conference held, criminal complaint filed 4) Mobile home, commercial vehicles, i&s, office conference FTA, complaint to be filed 5) Mobile home and i&s, office conference scheduled in January 6) Mobile home, office conference scheduled in January

Exhibit 1

**District Attorney Code Enforcement Section**  
**Sixth Biannual Status Report for July 1, 2007 to December 31, 2007**

Supervisorial District/Case Description	Carry over From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Illegal grading	6	1	3	2	2	5	1. Pled guilty, on probation - corrected grading plans in plan check, conference held with all parties, engineers, plan checkers and attorneys to plans returned, to be re-submitted with soils report update, progress reports continue in court 2. Bench warrant outstanding . 3. Compliance - case closed 4. Neighbors in civil suit set for trial March 2008, civil suit resolution needed to proceed on case - violator hired engineer to realign two adjacent properties to allow new access to county maintained road property line in dispute 5 - Office conference held pending submission of plans 6. Fish and Game and DPW working with owners - tenant not owners appear to have caused damage - compliance, case closed, 7. office conference held, with follow up meetings
Unpermitted structure							
Storage of construction vehicles	1		1		1	1	Office conference scheduled in January Office conference held, construction vehicles removed from vacant land, case closed
<b>Fifth District Total:</b>	<b>31</b>	<b>21</b>	<b>23</b>	<b>15</b>	<b>19</b>	<b>33</b>	
<b>TOTAL CASES:</b>	<b>83</b>	<b>58</b>	<b>36</b>	<b>51</b>	<b>40</b>	<b>101</b>	

Footnotes:

<sup>1</sup> 49 misdemeanor prosecutions, 1 felony prosecution and ancillary involvement in 1 felony probation case  
 \*56 new cases and 1 reopened case



# County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration

500 West Temple Street, Room 713, Los Angeles, California 90012

(213) 974-1101

<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA  
Chief Executive Officer

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

August 13, 2008

To: Supervisor Yvonne B. Burke, Chair  
Supervisor Gloria Molina  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich  
  
From: William T Fujioka  
Chief Executive Officer

## CODE ENFORCEMENT BIANNUAL REPORT

On November 30, 2004, your Board instructed the Chief Executive Office (CEO), with the assistance of the District Attorney (DA) and County Counsel, to provide a biannual report to the Board on the effectiveness of the new code enforcement units within the DA and County Counsel. Attached is the seventh Biannual Report that provides narratives and exhibits prepared by the DA and County Counsel Code Enforcement units for the period of January 2008 through June 2008.

The Report includes information regarding the investigations undertaken by the DA Code Enforcement Section Investigators and two exhibits that highlight the number of cases and prosecutions handled by the DA and County Counsel, and the disposition of these cases. The narratives of the Report provide the strategies and efforts of the DA, County Counsel, and other departments to improve the code enforcement process, prohibit illegal activities, and abate nuisances in the unincorporated areas of the County.

"To Enrich Lives Through Effective And Caring Service"

**Please Conserve Paper – This Document and Copies are Two-Sided  
Intra-County Correspondence Sent Electronically Only**

Each Supervisor  
August 13, 2008  
Page 2

If you have any questions, please contact Sari Steel, Principal Deputy County Counsel, at (213) 974-1927; or Michael Noyes, DA Deputy-in-Charge at (213) 580-3269.

WTF:LS  
DSP:MJS:ib

Attachments (2)

- c: Executive Officer, Board of Supervisors
- County Counsel
- District Attorney
- Sheriff
- Acting Director of Public Works
- Agricultural Commissioner/Director of Weights and Measures
- Chief of Public Safety
- Director of Animal Care and Control
- Director of Community and Senior Services
- Director of Mental Health
- Director and Health Officer of Public Health
- Director of Regional Planning
- Fire Chief
- Interim Director of Health Services
- Treasurer and Tax Collector

# **COUNTY COUNSEL**



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012-2713

RAYMOND G. FORTNER, JR.  
County Counsel

August 7, 2008

TELEPHONE  
(213) 974-1801  
FACSIMILE  
(213) 626-7446  
TDD  
(213) 633-0901

TO: WILLIAM T FUJIOKA  
Chief Executive Officer

FROM: RAYMOND G. FORTNER, JR.  
County Counsel

RE: **Code Enforcement Biannual Report**

On November 30, 2004, the Board of Supervisors ("Board") instructed your office, with the assistance of the District Attorney ("DA") and County Counsel, to provide biannual reports to the Board on the effectiveness of the new code enforcement units within the DA and County Counsel. Six biannual reports have already been provided to the Board. The enclosed seventh biannual report ("Report") provides a narrative of the general strategies and efforts of the County Counsel's Office for the time period of January 1, 2008 through June 30, 2008.

The Report includes highlights of cases handled by the County Counsel Code Enforcement Unit ("CCCEU") during this reporting period, the number of cases and prosecutions handled by the CCCEU, and the disposition of these cases. The Report also references ongoing efforts by the DA, the CCCEU, and involved County departments to further integrate the County's code enforcement program and promote collaboration among departments.

If you have any questions concerning this matter, please contact me, Assistant County Counsel Richard D. Weiss at (213) 974-1924, or Principal Deputy County Counsel Sari Steel at (213) 974-1853.

RGF:SJS

Enclosures

**COUNTY COUNSEL**  
**CODE ENFORCEMENT BIANNUAL REPORT**  
**January 2008 through June 2008**

The County Counsel Code Enforcement Unit ("CCCEU") advises County departments and Board of Supervisors ("Board") offices; offers advice and support to the Residential Placement Protocol Task Force and its member agencies; drafts ordinances; and handles civil enforcement actions against code violators. The CCCEU works with property owners and area residents to assist violators in bringing properties into compliance. If the CCCEU is not able to resolve violations through voluntary compliance, a lawsuit will be filed in which a civil injunction, receivership, and/or civil penalties and fines are sought.

Key factors departments use in determining when to refer a case to the CCCEU as opposed to the District Attorney ("DA") are: 1) the age and capacity of the alleged violator - if the violator is elderly, mentally or physically disabled, it may not be appropriate or effective to criminally prosecute that individual; 2) available property equity to pay clean-up costs; 3) hoarding/collecting behavior, a deceased or missing owner, or where elder or dependent adult abuse is suspected; 4) the desire to alleviate illicit activities on the property such as narcotics sale or use, prostitution, lewd conduct, and gang activities; and 5) the existence of imminent health and safety hazards that require immediate action to compel the responsible party to correct the violations or abate public nuisances.

### **Case Highlights**

- *Clean-up of Fire Damaged Property Underway After 10 Years*

The CCCEU has been working with the Department of Public Works ("DPW") to develop solutions that would enable the owner of a property in Whittier damaged by fire that has been an eye sore in the community for over 10 years to obtain financing and hire contractors needed to complete work on the house. During this reporting period, the property owner secured adequate financing to complete the project; completed the majority of framing inspection corrections; installed 95 percent of the asphalt shingles to the roof; completed the majority of the rough electrical and plumbing work; and cleaned the site substantially. The case will be closed when the renovation is completed.

*Criminal Activity Curtailed on Nuisance Motel Property*

The property owner was operating a motel in San Gabriel without a business license. The motel had been the source of numerous complaints and calls for service regarding criminal activity occurring on the property. The CCCEU assisted the Sheriff in developing recommendations for the motel owner to implement to help deter future criminal activity on the property. In addition to obtaining the proper licensing, the owner implemented the suggestions, which included installing a surveillance camera system, posting signage notifying guests of cameras, and signage restricting parking to permittees only, which has helped to curtail the criminal activity on the property.

### *Recycling Center Ceases Operations*

In September 2006, the CCCEU filed a complaint for injunctive relief and civil penalties to abate a public nuisance and violations of the Los Angeles County Code ("LACC") against a recycling center operating in Lennox without the required zoning approvals or business license. The case was settled as to all parties to the lawsuit. Pursuant to the terms of the settlement agreement, the tenant ceased operations and vacated the property on June 30, 2008. In exchange, the County agreed to review and process, without any guarantee of approval, an application for a Conditional Use Permit ("CUP") for a recycling center in some other properly zoned area of the unincorporated County.

### *Closure of Illegal Medical Marijuana Dispensaries*

On May 16, 2006, the Board adopted an ordinance that required medical marijuana dispensaries ("MMDs") to obtain a CUP and a business license prior to opening their doors for business. During this reporting period, two operators attempted to open MMDs in Whittier without a CUP or business license. Immediately upon discovering the illegal MMDs, the CCCEU coordinated enforcement by the Department of Regional Planning ("DRP") and the Treasurer and Tax Collector Business License Division who posted Notices of Violation ("NOVs") on the properties and mailed NOVs to both the tenants and owners of the properties. The CCCEU sent a certified letter to the property owners advising them of their legal liability and the potential consequences for permitting their properties to be used for illegal purposes. In both cases, within weeks of opening, the MMD operators had ceased operation and vacated the property.

### **Additional Highlights**

#### *Counterfeit Goods*

The CCCEU authored the "Los Angeles Counterfeit Goods Nuisance Abatement Ordinance," which was adopted by the Board on May 13, 2008. The ordinance is a potent tool that enables the County to combat illegal counterfeiting activities in the unincorporated areas by declaring any property used for the manufacture, sale, or possession for sale of counterfeit goods a public nuisance.

Among other things, this ordinance authorizes the DA or County Counsel to bring and maintain a civil action to temporarily and permanently enjoin persons conducting or permitting the sale or manufacture of counterfeit goods. Furthermore, it permits closure of the property where counterfeit activities take place for up to a year and allows the Sheriff to seize and remove from the property all material and equipment used in creation of counterfeit goods and sell such instrumentalities. Additionally, the ordinance allows the court to impose civil penalties in an amount up to \$1,000 per counterfeit article seized on the property.

During this reporting period, the CCCEU began working with the Sheriff to curb the illegal sales of counterfeit goods in the unincorporated areas of the County. In a recent case, a search of a swap meet resulted in seizure of more than 30,000 counterfeit CDs and DVDs. An office conference with the property owners and their attorney is scheduled for mid July.

### *Civil Graffiti Pilot Project*

During this reporting period, the CCCEU has continued working with the Chief Executive Office ("CEO"), Sheriff, DPW, and Ombudsman to create a pilot project to impose administrative fines and noncompliance fees on graffiti vandals; to provide for summary abatement for nuisance violations relating to graffiti with a procedure for the County to recoup its abatement costs and impose a lien or special assessment for unpaid costs against the property of the graffiti perpetrator, or his or her parent or guardian, if applicable; and to provide for the County to recoup its graffiti apprehension and abatement costs associated with graffiti offenses caused by minors through the Probation Officer of the County in juvenile court proceedings.

To implement this program, the CCCEU prepared proposed amendments to Titles 1 and 13 of the LACC and is assisting the Sheriff, DPW, and Ombudsman – departments that will play key roles in graffiti abatement and enforcement – with legal, procedural, and administrative matters. The CCCEU also prepared all of the forms the Ombudsman will need to utilize to implement the project. It is anticipated that the proposed ordinance revisions will be presented to the Board for consideration in early August.

### *Peddling Ordinance and State Legislation*

During this reporting period, the Board adopted Supervisor Molina's two-part motion related to the licensing and regulation of "Peddlers" and "Hawkers." The first part of the motion involved introduction of amendments to Titles 7 and 11 of the LACC to refine and add definitions relating to peddling activities; to revise provisions affecting the time periods that peddling vehicles may stay in one location; to allow prosecution of peddling violations as misdemeanors where warranted; and to make other non-substantive changes to the County's peddling regulations.

The second part of the motion directed the CEO and County Counsel to work with Assemblymember Charles Calderon's office to develop state legislative language that would strengthen the County's authority to regulate peddling. The CCCEU developed language for Assembly Bill ("AB") 2588 which would amend both the California Vehicle Code ("CVC") and the California Health and Safety Code ("H&SC"). AB 2588 formally reaffirms the Legislature's intent that local governments may adopt requirements for the public safety regulating any type of vending from vehicles upon any street, thus reconciling any arguable conflict between the H&SC and the CVC. It also clarifies that local governments are authorized to impose reasonable time, place, and manner restrictions on vending activities from those vehicles for the public safety.

### *Illegal Parking and Sales of Vehicles*

One of the items that has been on the agenda of the Unincorporated Area Services Board Deputy Meetings has been the problem with illegal parking and illegal sales of vehicles, an ongoing quality of life issue for many unincorporated communities. The CCCEU was consulted in light of legal challenges to local ordinances previously used to enforce against this problem. The CCCEU solicited information from the Board deputies to identify their communities' concerns to come up with practical solutions tailored to address the specific problem. A workgroup was formed, and it evaluated several options. The workgroup recommended a three-

tier approach consisting of new and enhanced parking regulations and enforcement; stepped up enforcement of the CVC which requires new and used car dealers to be licensed; and pursuit of legislative changes to the CVC which would allow a peace officer to impound a vehicle after issuing a citation for unlicensed auto sales. A traffic study was done and new traffic regulations have been developed to restrict parking in order to alleviate parking congestion on certain streets which are considered hot-spots for illegal on-street car sales. Those proposed traffic regulations are scheduled to be considered by the Board in early August. A series of sting operations was planned utilizing the East Los Angeles Sheriff's Station Special Problems Team, the COPs and Parking Enforcement Bureaus, and the Department of Motor Vehicles and DA Investigators. The first sting operation was conducted in April, resulting in seven arrests.

### **Cases Handled by County Counsel**

During this reporting period, the CCCEU received 14 new referrals and continued to work on 36 cases carried over from the prior reporting period. The CCCEU is handling six civil prosecutions involving 19 properties, held one office conference, and closed 13 cases when the properties were brought into substantial compliance.

See Exhibit 1 for a summary of the status and disposition of the cases, by Supervisorial District, handled by the CCCEU during this reporting period.

### **Ongoing Efforts to Integrate Code Enforcement Operations**

#### *RPP Task Force Training*

The Residential Placement Protocol Task Force ("RPP"), which was created to improve and coordinate a team approach to address the needs of elder and dependent adults that utilize licensed and unlicensed residential facilities and to reduce the incidents of abuse and neglect of elder and dependant adults, conducted a training in March of this year at the California Endowment Center in downtown Los Angeles. Multi-departmental training sessions which included County social service employees, mental health practitioners, and code enforcement investigators and inspectors facilitated enhanced intervention and enforcement efforts with respect to problems occurring at residential placement facilities.

The conference agenda covered cases that fall within the Memorandum of Understanding ("MOU") between various County code enforcement, social services, and mental health departments, and their departmental protocols. The training began with a segment entitled, *Who We Are and What We Do*, presented by County department members and affiliated city and state agencies. Following that training, there was an informational segment given by the Community Development Commission regarding the Los Angeles County Housing Resource Center. The last training session was given by the State Department of Community Care Licensing ("CCL"), the County Department of Mental Health ("DMH"), the County Department of Public Health's Alcohol and Drug Program Administration, and the Community Development Commission through a segment entitled, *Types of Facilities and Clients* (i.e., licensed facilities, homeless shelters, sober living homes, and independent living facilities; the clients who reside in those facilities and how to identify the care and supervision they require).

### *RPP Task Force Support*

The CCCEU continues to assist the RPP in the coordination of investigations and enforcement activities between the County and the applicable city, state, and federal agencies that are members of, or are associated with, the RPP protocol. During this reporting period, a complaint was made by neighbors regarding illegal grading and an "unlivable" residence on a property with several RVs and abandoned vans being used for housing. The CCCEU conducted the initial investigation and discovered that individuals holding themselves out as a private nonprofit organization, whose purported goal is to build homes for veterans, may be exploiting several elder adults. Further investigation revealed two additional potential victims, one of whom was recently placed under conservatorship. The conservator is suspected of taking advantage of the elderly, and is also one of the principals associated with the nonprofit organization. The CCCEU advised Adult Protective Services to refer the matter to the Los Angeles Superior Court Probate Investigators for investigation. This investigation will continue into the next reporting period.

The CCCEU assisted in another matter involving a registered nurse who was operating an unlicensed facility and was providing inadequate care and supervision, and committing identity theft and fraud on elderly and dependant adults who were residents of various residential facilities which the nurse was operating in both the unincorporated areas and the City of Los Angeles. During this reporting period, various RPP members reported new locations where reports of abuse and neglect were allegedly being perpetrated by this individual, which the CCCEU passed on to the appropriate law enforcement and prosecuting agencies. Prosecution of this individual is pending.

During this reporting period, the CCCEU assisted the RPP following actions taken by CCL against an adult residential facility which resulted in the facility's closure. One of six residents that had to be relocated was extremely ill with a short life expectancy. Due to the allegations of neglect, misappropriation of social security checks, and an arranged fraudulent marriage, the CCCEU referred the case to the Los Angeles County Elder Abuse Forensic Center in order to obtain some assistance for the victim's sister who is seeking redress for the wrongs done to her brother while residing in the facility.

### *Code Enforcement Cross-Training Conference*

The fifth in a series of code enforcement cross training programs was held on April 3, 2008, at the California Endowment Center. The DA Code Enforcement Section, DMH, and DPW gave presentations on ***Junk, Salvage and Debris: Enforcement from a Hoarding Perspective; Good Report Writing; and the Property Rehabilitation Process***. This conference was geared towards training field inspectors and code enforcement officers to: 1) recognize instances when appropriate referrals may be necessary to other code enforcement and/or social services and mental health agencies; 2) write reports that properly document an inspector's observations; and 3) learn about the County's authority and limitations during the property rehabilitation process.

## *Code Enforcement Cross-Training Manual*

The CCCEU, with the assistance of the CEO and the DA Code Enforcement Section, is compiling the materials from the five code enforcement cross-training conferences into a code enforcement training manual. The materials used in the conferences are a valuable resource for new code enforcement officers and as reference materials for day-to-day code enforcement activities. The manual is scheduled to be distributed to departments this fall.

### *Title 1 Administrative Fines and Non-Compliance Fees Workgroup*

During this reporting period, DPW's Water Resources, Building & Safety, Construction, and Environmental Programs Divisions have been working on their forms and hearing officer protocols needed to implement a Title 1 Administrative Fine and Non-Compliance Fee pilot project. The pilot project is anticipated to commence later this year. DPW's experiences under the pilot project will allow the workgroup to iron out any major issues before full implementation by all County departments.

### *Amendment to the County Health Ordinances*

Pool safety is a serious concern for all residents within the County. Green pools are dangerous in that they prevent quick discovery of drowning individuals. Currently these cases must be prosecuted using a mosquito abatement ordinance. County Counsel is working together with the Department of Public Health and the DA to draft a new section in the County's Health Ordinance that focuses on water clarity standards. The Department of Public Health is considering expanding the draft previously proposed to include additional methods of enforcement of green pool violations. This ordinance would simplify the prosecution of these cases by eliminating the need to prove by expert testimony that the condition of the water allows for the breeding or harborage of mosquitoes.

Exhibit 1

**County Counsel Code Enforcement Unit**  
**Seventh Biannual Status Report for January 1, 2008 to June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b><i>First District</i></b>							
Zoning and building code violations on four residential properties in the Florence-Firestone area (related to West Athens building code violations and unfair business practices matter in the Second District)	1			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		1	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction; \$145,000 in civil penalties; and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. There is one property in the First District and five properties in the Second District in which enforcement cases remain open. Variances are pending on three of the properties, development proposals have been submitted on two other properties to correct the violations, and the sixth property will require a plot plan because a requested variance was denied. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.
Complaint received from neighbor of nuisance-property involving shooting incidents, loud noise, and a pit bull attack on a neighbor's dog	1				1		The Sheriff has been monitoring the location and reports that the location has been very quiet with no calls or problems having been reported this period or the previous reporting period. Case closed.
Property that was damaged by fire and has been an eye sore in the community for over 10 years	1				1		During this reporting period, the property owner offered assurances that he has secured adequate financing to complete the project, and completed the majority of framing inspection corrections, installed 95 percent of the asphalt shingles to the roof, completed the majority of the rough electrical and plumbing work, and cleaned the site substantially. The CCCEU will continue to monitor progress.
Nuisance motel property which is a breeding ground for criminal activity; operating without a business license	1				1		The owner has implemented the agreed upon suggestions made by the Sheriff to deter future criminal activity including installing a surveillance camera system, posting signage notifying guests of cameras, and signage restricting parking to permittees only. Case closed as to CCCEU involvement.

Exhibit 1

**County Counsel Code Enforcement Unit  
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Criminal activity on property with code violations	1					1	All residents have been removed from the property and the location has been declared uninhabitable. Anyone found inside the residence is subject to arrest for trespassing. Criminal activity at the location has all but ceased. However, because the house is vacant and in foreclosure, the CCCEU will continue to monitor until such time as the property transfers to new owners. There are minor building issues regarding permits for which the new property owners will assume responsibility.
Trespassers engaging in illicit narcotics activities in single family dwelling	1					1	The Sheriff requested CCCEU assistance on a case involving an abandoned single-family dwelling that trespassers were using for illicit narcotics activities. The CCCEU investigated and determined the record owner is deceased and referred the case to the Public Administrator ("PA") last reporting period to initiate probate proceedings. The PA was appointed administrator of the estate in April 2008 and has exercised control over the property. The PA had to secure the property on more than one occasion due to trespassers and has had to do on-going clean-up because the neighbors are using the property as a dumping ground. There was also a fire on the property, and the PA recently received the insurance proceeds from the loss resulting from the fire. The PA is petitioning the court for authority to sell the property. Case closed as to CCCEU involvement.
Abandoned property being used by transients and gangs for illicit activities	1					1	CCCEU assistance was requested on a case involving an abandoned property being used by transients and gangs for illicit activities. The previous owner recently lost the property through foreclosure. The lender is currently the owner of the property. The property has been boarded up and there has been no recent activity. Case closed.

**County Counsel Code Enforcement Unit**  
**Seventh Biannual Status Report for January 1, 2008 to June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Unpermitted structure; converted garage	1					1	Since the last reporting period, the matter was referred to the Office of the Public Guardian ("PG") who initiated an investigation as to the need to establish a conservatorship for the property owner who was alleged to be missing. While the PG's investigation was pending, attorneys for the property owner, who claimed their client was recently located after being out of communication with them for over 15 years, were trying to close escrow on the sale of the property. As part of their investigation, the PG contacted escrow who provided the PG with information which enabled them to confirm the owner's whereabouts. The prospective buyer will assume title to the property subject to the code violations and has agreed to abate them. The CCCEU will continue to monitor.
A business operating an unpermitted medical marijuana dispensary					1		DRP and Treasurer and Tax Collector ("TTC") posted NOVs on the property for operating a medical marijuana dispensary without a Conditional Use Permit ("CUP") or a business license. The CCCEU contacted the operator's attorney to let him know that his client's business was in violation of the Los Angeles County Code ("LACC"). Shortly thereafter, the operator vacated the premises. Case closed.
Unpermitted structures; more than three dogs on property; junk and salvage; inoperable vehicle					1		CCCEU assistance was requested because the property owner is deceased. The CCCEU consulted with the PA who declined to act because of a competing petition filed by the heirs. The property went into foreclosure and a trustee's sale is scheduled for July 3. The Department of Public Works ("DPW") has declared the property substandard. A hearing was held in June 2008 and the heirs were given a completion date July 18, 2008, for the rehab. The CCCEU will continue to monitor the property.
A business operating an unpermitted medical marijuana dispensary					1		The property was referred to the CCCEU by DRP who was notified by the Sheriff that a medical marijuana dispensary business was operating at the location without the necessary permits or licenses. NOVs were posted on the property by DRP and TTC. In response to a CCCEU letter, the property owner's attorney contacted the CCCEU and stated that his client was taking steps to terminate the tenancy, and had changed the locks on the doors. A few days later, the attorney contacted DRP to report that the tenant had abandoned the premises and the owner was taking possession of it. Case closed.

Exhibit 1

**County Counsel Code Enforcement Unit  
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Inoperable vehicles		1			1		The CCCEU referred this case to the PA because the property owner is deceased. The PA subsequently learned that the decedent's sons retained counsel to initiate a probate. The inoperable vehicles have been removed from the property. Case closed.
Sale of counterfeit CDs, DVDs, and apparel		1			1		Sheriff searched the property owner's swap meet and seized 30,000 counterfeit CDs and DVDs. The CCCEU is working with the Sheriff to prohibit the illegal sales on the property. An office conference with the property owner is scheduled for mid-July.
<b>First District Total</b>	<b>8</b>	<b>5</b>	<b>0</b>	<b>1*</b>	<b>7</b>	<b>6</b>	
<b>Second District</b>							
Recycling center operating without the required zoning approvals	1			1	1		A business license to operate a recycling center was denied by the County Hearing Officer on May 12, 2006. A complaint for injunctive relief and civil penalties to abate public nuisance and violations of the LACC was filed in L.A. County Superior Court on September 5, 2006, against the property owners and the recycling center operator. The case was settled as to all parties to the lawsuit. Pursuant to the terms of the settlement agreement, the tenant was to vacate the property by June 30, 2008. In exchange, the County agreed to review and process, without any guarantee of approval, an application for a CUP for a recycling center in some other area of the unincorporated County. The recycling center ceased operations and vacated the property on June 30, 2008. Case closed.

Exhibit 1

**County Counsel Code Enforcement Unit**  
**Seventh Biannual Status Report for January 1, 2008 to June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Zoning and building code violations on 11 residential properties in the West Athens area (related to Florence-Firestone building code violations and unfair business practices matter in the First District)	5			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		5	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction; \$145,000 in civil penalties; and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. There is one property in the First District and five properties in the Second District in which enforcement cases remain open. Variances are pending on three of the properties, development proposals have been submitted on two other properties to correct the violations, and the sixth property will require a plot plan because a requested variance was denied. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.
Inoperable vehicles, junk and salvage, unpermitted structure, electrical, and plumbing code violations; unpermitted car repair business	1				1	1	A default judgment was entered in the County's favor on August 10, 2006. The L.A. County Superior Court issued a permanent injunction ordering clean-up of the property and awarded the County \$13,000 in fines. On August 10, 2007, pursuant to the CCCEU's application, the court appointed a receiver who took over the management of the property and abated all of the outstanding code violations. The property has been brought into compliance. There remain a few outstanding administrative matters and upon discharge of the receivership, the case will be closed.
Clean up of flammable/combustible liquids and junk, trash; extreme fire hazard to occupants and emergency responders	1					1	The property owner has been cited for numerous fire, building, and zoning violations. The property owner has not complied with abatement orders. DPW is preparing an abatement warrant to clean up the property. Case is ongoing.
Property owner rents the house in a residential neighborhood for balls, weddings, and other social events	1					1	The illegal social events that were being held at the property have ceased. DRP has referred the case to the DA for criminal prosecution of zoning code violations. Case closed as to CCCEU involvement.
Gang violence, drug sales, murder, assaults	1					1	The CCCEU is currently working with the Sheriff, Los Angeles City Attorney's office, and DRP to abate the narcotics sales on the property. Continuing to investigate, case is ongoing.

Exhibit 1

**County Counsel Code Enforcement Unit**  
**Seventh Biannual Status Report for January 1, 2008 to June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Code violations on property where resident is under conservatorship	1				1		The property owner, who is under conservatorship, resides in a single-family residence, and has a history of issues regarding home maintenance. Since the last reporting period, the CCCEU contacted the property owner's conservator to check on the status of the property and learned that a new conservator had been appointed. The CCCEU contacted the attorney for the new conservator. The attorney indicated that the conservator's property is being properly maintained. Case closed.
Unpermitted carport; converted garage; unpermitted addition	1					1	The owner applied for a building permit to remove the unpermitted garage addition and restore the garage to parking use. On June 9, 2008, the owner submitted plans to keep the carport. It was determined that he could not keep it and the carport would have to be removed. Case is ongoing.
Junk and salvage; numerous inoperative vehicles; unpermitted structures and horse maintained in residential area	1				1		The CCCEU filed an action for injunctive relief against the property owner and the occupant to abate violations of the zoning code including large amounts of junk and salvage, numerous inoperative vehicles, unpermitted structures, and a horse being maintained on the property in a location that is not zoned for this activity. The court granted a judgment in the County's favor on April 2, 2008, enjoining the defendants from further violating the Zoning Code and requiring them to abate the violations on the property. The County will move the court for appointment of a receiver, as the defendants have failed to correct the violations as required in the judgment.
Restaurant not in compliance with parking requirements on approved plot plan	1					1	By July 31, 2008, the tenant has agreed to either provide a signed lease agreement for 30 offsite parking spaces and a signed contract with a valet service provider, or provide documentation that the liquor license for the restaurant has been withdrawn with ABC. The CCCEU will continue to monitor progress.
Inoperable vehicles, junk and salvage					1	1	DRP issued a NOV for zoning code violations on the property. On June 24, 2008, the CCCEU held an office conference with the property owner and imposed a correction deadline. The owner agreed to abate the violations as requested. The CCCEU will continue to monitor progress.

**County Counsel Code Enforcement Unit**  
**Seventh Biannual Status Report for January 1, 2008 to June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Property being used to house horses also has merchandise displayed outside of enclosed building, outdoor storage without approval, occupied RV, junk and salvage, and property does not meet current development standards		1				1	DRP issued an NOV on the subject property which is being used to house horses and has numerous other code violations. Although the property is located in a zone which allows for this type of use, none of the buildings and improvements on the property have been approved through the plot plan review process. The horse stables are poorly constructed and the property contains unpermitted storage containers, an occupied RV, and junk and salvage items. The CCCEU is working with the DA to determine if a civil action should be filed and receivership sought, or if a criminal complaint should be considered.
<b>Second District Total</b>	<b>14</b>	<b>2</b>	<b>1</b>		<b>4*</b>	<b>3</b>	<b>13</b>
<b>Third District</b>							
Unpermitted structures encroaching upon County-owned land; zoning, building, and fire code violations		1			1		A lawsuit was filed on December 13, 2006, for violation of the LACC and for possession, damage due to occupation, and misuse of County-owned land. On October 3, 2007, the court granted the County's motion for summary judgment as to all causes of action. On November 20, 2007, a judgment was entered in the County's favor. The defendant appealed the court's grant of summary judgment in the County's favor on November 29, 2007. The defendant's appellate brief is due on July 21, 2008. Case is ongoing.
Removal of oaks trees without permit	1					1	The CCCEU is monitoring the case since the violation involves County property. The Oak Tree Permit application has been submitted to DRP for processing. Case is pending.
Dispute over use of Castro Peak Motorway	1					1	Progress has been slowed due to natural disasters impacting the area. The CCCEU is continuing to work with the Chief Executive Office and the National Park Service to find a permanent solution to the access issues regarding Castro Peak. Case is ongoing.
Packager not labeling and misrepresenting food ingredients in packaged food items; distributing to L.A. Unified and school districts nationwide	1					1	The CCCEU met with the Los Angeles County Department of Public Health ("DPH") to discuss a complaint involving allegations of fraud and mislabeling of packaged food items distributed to school districts locally and nationwide. During this reporting period, the CCCEU, counsel for DPH, and an attorney with the DA's Consumer Protection Unit met with the State Department of Health Services to discuss their pending investigation and to assist in preparing the case for filing. Case is pending.

**County Counsel Code Enforcement Unit**  
**Seventh Biannual Status Report for January 1, 2008 to June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Motor home continuously parked in a residential neighborhood	1				1		A complaint was received concerning a motor home, propped up on wooden platforms, parked in the same location for at least four months in a residential neighborhood. The CCCEU assisted DPW in determining an appropriate resolution of the matter. Signage was developed to enforce the street sweeping ordinance to provide for the maintenance of the street and gutters that had previously been neglected due to lack of access. Case closed.
North Santa Monica Bay Pollution	1					1	During this reporting period, the CCCEU was advised by DPW's Watershed Management Division that they were going to resume the Source Identification Study due to recent elevated bacteria levels at beach locations. DPW contacted the CCCEU for assistance with obtaining verbal and written permission from the private property owners in the area. Case is ongoing.
<b>Third District Total</b>	<b>4</b>	<b>2</b>	<b>0</b>		<b>1</b>	<b>1</b>	
<i>Fourth District</i>							
Graffiti on railroad bridge over 605 Freeway	1					1	The owner and CalTrans claim that it is not their responsibility to maintain the bridge. The County and the City of Pico Rivera believe that both parties are responsible and unless they cooperate to remove the graffiti, both County and City staff intend to seek authority to file civil lawsuits to ensure compliance with their respective graffiti removal ordinances. Matter is pending receipt of Pico Rivera's status report on their discussions with the property owner.
Operating a foot massage parlor in a C-1 zone	1					1	TTC conducted a complaint investigation that revealed a massage business was operating without a business license. TTC issued a NOV and the Sheriff issued a misdemeanor citation at the location. DRP also issued a NOV for operating a massage parlor in a restricted business zone. The CCCEU was contacted to respond to a letter the County received from the business owner's attorney who asserted that DRP's NOV violated his clients constitutional rights. The CCCEU's letter in response concluded that DRP's NOV will remain in full force and effect, and operation of the massage parlor must cease immediately or the County will seek remedies to compel compliance. Case is ongoing.
<b>Fourth District Total</b>	<b>1</b>	<b>1</b>	<b>0</b>		<b>0</b>	<b>2</b>	

**County Counsel Code Enforcement Unit**  
**Seventh Biannual Status Report for January 1, 2008 to June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>Fifth District</b>							
Numerous inoperable vehicles, junk and salvage, unpermitted structures, and illegal grading and electrical work	1			1		1	A judgment and order was issued in March 2006 granting a permanent injunction and ordering the defendant to clean up the property. The CCCEU and DRP inspected the property and met with the property owner and his attorney in May 2008. The property owner was given until August 15, 2008, to fully abate all of the code violations to avoid the County's request for appointment of a receiver.
Unpermitted and accessory structures maintained within required setback area and in private and future street	1					1	The owners abated the unpermitted accessory structures in the set back area. County staff met with the owner and her attorney, who agreed to accept the conditions set forth by DPW to proceed with the street vacation proposal. The tentative date for the Board's approval of the Resolution of Summary Vacation is September 16, 2008. Case is pending.
Non-compliance for a recreational trailer park with permanent residents, junk and salvage	1					1	Case is pending CUP approval. The applicant has not submitted the required documents. During this reporting period, further code violations were found and additional enforcement action has been taken. Case is pending.
Major illegal disposal operation	1					1	During this reporting period, samples taken from the soil and the buried drums by the California Department of Toxic Substances Control ("DTSC") showed trace amounts of many substances, but all at levels far below DTSC's threshold of concern. Case closed as to CCCEU involvement.
Suspected criminal activity involving residents of a drug addiction treatment center	1					1	During this reporting period, the Attorney General's Office ("AG") had purportedly reached a settlement with the property owner/operator of the drug rehabilitation program that was operating from the location in violation of state law. The CCCEU received information and passed it onto the AG's office regarding the continued unlawful activities being conducted at the location. The AG's office has set aside the settlement agreement and is meeting with the California Department of Alcohol and Drug Programs to determine how the case will proceed. Case is ongoing.

Exhibit 1

**County Counsel Code Enforcement Unit  
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
San Dimas property owner has encroached onto a County park without County permits; illegal grading; planting non-native vegetation; case ongoing since 1992	1					1	As a result of the grading completed last reporting period, there was some damage done to a neighbor's block wall and concrete steps, which lead down to a storm drain that the City of San Dimas is in the process of transferring to the County Flood Control District. The CCCEU is assisting with issues regarding replacement versus repair of the concrete steps. Also, some erosion has occurred that needs to be addressed. Case is pending.
Maintaining an unpermitted mobile home and trailer on property	1					1	The CCCEU referred the matter to the PG who petitioned for conservatorship over the estate of the property owner. The CCCEU is continuing to facilitate resolution of the matters involving the property and the concerns of the neighboring property owners. The conservator has petitioned the probate court for authority to sell the property, and a hearing is scheduled for July 11, 2008. Case is ongoing.
Unpermitted encroachment to oak trees; operation of impound yard without zoning approval	1					1	The owner filed a CUP and a clean hands waiver to operate the impound yard and has been working with Forestry on a re-planting plan. The Oak Tree Permit and clean hands waiver have been approved, and the CUP is in the approval process. Case closed.
Reports of projectiles from an outdoor shooting range landing on neighboring properties	1					1	In November 2007, the CCCEU, DRP, and the Sheriff met with area residents and the shooting range board of directors where it was agreed that the shooting range will have an expert evaluate the safety features of the range and report back to the group. A range expert conducted an inspection of the range in March 2008. The report and findings will be provided to the County and the neighboring residents. Further action to be determined once the CCCEU reviews the report.

Exhibit 1

**County Counsel Code Enforcement Unit  
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Constituent complaint concerning business activities of a restaurant/bar operated by former owners of an adult cabaret who acquired an existing restaurant in the unincorporated area of the County	1				1		The Fire Department, DPW, DRP, PH, TTC, and Sheriff conducted an inspection of the new business and found it was operating in violation of the LACC. In addition to not being in compliance with the existing restaurant's CUP, the newly acquired business was operating without licenses for public eating, entertainment, and dance, and several health code violations were noted. NOVs were issued to the new owners. The owners filed an action for injunctive and declaratory relief and damages to restrain and prohibit the County from enforcing the County code provisions requiring business owners to have licenses, permits and other entitlements alleging it is an on-going business and the licenses and permits held by the former business were transferable. The County has obtained an extension of time to file its response to the complaint. The departments have been working with the owners to correct the violations which, for the most part, have been corrected. A public hearing before the business license commission is pending for the business' entertainment and dance licenses. Case is ongoing.
Illegal garage conversion, junk and salvage and inoperable vehicles on property in which the owner is a suspect in an Internet rental scam and various illegal activities	1				1		This case was brought to the attention of the CCCEU by the Board office as a result of a call from constituents concerning a property on their street. The owner of the subject property had allegedly rented it to an unknown number of families, somewhere between 12 to 25, by posting an ad on Craigslist. The neighbors reported that several families were on site with signed leases and proof that their lease payments had been cashed to take possession. The CCCEU contacted various social service and mental health agencies and requested they be present on "move-in" day to assist families with information on filing complaints and obtaining temporary housing, if necessary. The CCCEU also contacted DPW Property Rehab and DRP to cite for an illegal garage conversion, junk and salvage, and inoperable vehicles on the property. Case is ongoing.

Exhibit 1

**County Counsel Code Enforcement Unit  
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Juniper Hills property suspected of illegal grading and elder abuse		1				1	A complaint was made by neighbors of illegal grading and an "unlivable" residence on a property with several RVs and abandoned vans being used for housing. The CCCEU conducted the initial investigation and discovered that individuals holding themselves out as a private nonprofit organization, whose purported goal is to build homes for veterans, may be exploiting several elder adults. Further investigation revealed two additional potential victims, one of whom was recently placed under conservatorship. The conservator is suspected of taking advantage of the elder and is also one of the principals associated with the nonprofit organization. The CCCEU instructed Adult Protective Services to refer the matter to the Los Angeles Superior Court Probate Investigator for investigation. Case is ongoing.
Illegal grading and building code violations						1	In 2004, the County received a complaint of illegal grading and dumping of soil in a streambed. The State Department Fish and Game became involved, and DPW also initiated an investigation of the allegations and issued NOVs on the property for illegal grading and various building code violations. When the property owner failed to correct the violations or obtain the proper permits, the case was referred to the DA for criminal prosecution. The CCCEU became involved to assist in the resolution of the civil issues in this matter and to advise as to what action is required for compliance with County codes and to get the permit process started. Case is ongoing.
<b>Fifth District Total</b>	<b>9</b>	<b>4</b>		<b>0</b>	<b>1</b>	<b>2</b>	<b>11</b>
<b>TOTAL CASES</b>	<b>36</b>	<b>14</b>		<b>1</b>	<b>6*</b>	<b>13</b>	<b>37</b>

\*Six civil prosecutions involving 19 properties (1 case involves 4 properties in the First Supervisorial District and 11 properties in the Second Supervisorial District).

**DISTRICT ATTORNEY**

**DISTRICT ATTORNEY  
CODE ENFORCEMENT BIANNUAL REPORT  
January 2008 through June 2008**

The District Attorney Code Enforcement Section ("Section") remains fully staffed and is meeting the needs of the code enforcement agencies. The Section's approach to code enforcement focuses on voluntary compliance as the primary objective. The Deputy District Attorneys ("DDAs") use office conferences whenever possible and criminal prosecutions when compliance is not forthcoming. The Section provides District Attorney Investigators ("DAIs") to give support and peace officer backup to code enforcement inspectors, as well as to provide training in the effective use of the criminal justice system, and encouraging multi-agency cooperation. The Section strongly supports and staffs twelve Nuisance Abatement Teams ("NATs"). The Section will follow its approach to use citations in situations that are not suitable for the office conference approach.

**Staffing**

The Section's current staffing positions consist of 16 DAIs and four DDAs. The DAIs are aligned in a three-team format covering all five Supervisorial Districts. Each team consists of a Supervising DAI and four Senior DAIs. The three teams are supervised by Lieutenant Jack Gonterman. The teams are assigned geographically to the South, the East, and the North, and headquartered in the First, Second, and Fifth Supervisorial Districts. A proposal to add a fourth team was submitted earlier this year.

The South Team is headed by Supervising DAI Kelvin Brown and is located at the Lynwood Regional Justice Center. The South Team is responsible for the geographic area encompassed by the Second, Fourth, and the southern portion of the Third Supervisorial Districts.

Supervising DAI Teresa Carver heads the East Team which is temporarily housed at offices located in El Monte. The East Team's responsibility includes all of the First Supervisorial District and the Fifth Supervisorial District east of Altadena.

Supervising DAI Greg Frum heads the North Team housed at the Michael Antonovich Antelope Valley Courthouse. The North Team is assigned all of the Fifth Supervisorial District except the portion in the San Gabriel Valley East of Altadena. The North Team is also responsible for the Santa Monica Mountains and the Topanga Canyon portion of the Third Supervisorial District.

The DDAs continue to be divided geographically. Deputy-in-Charge Michael Noyes supervises the Section and prosecutes the cases generated from the Santa Monica Mountains and Topanga Canyon areas. DDA Randal Harris prosecutes San Gabriel Valley and East Los Angeles cases. DDA Tina Hansen is responsible for the South Basin cases. DDA David Campbell covers the North County including Chatsworth and La Crescenta.

## **NAT Teams**

The number of NATs increased from ten to twelve during the last six months. The DAIs staff all twelve NATs established within the First, Second, Fourth, and Fifth Supervisorial Districts. These NATs conduct their operations on a regular schedule. The DAI teams are a key component of each of these NAT teams. The purpose of the DAI teams is to provide each NAT team with security and share their investigative skills for the benefit of the code enforcement investigators that also comprise the NAT teams. Participation in the NATs is one valuable way the DAIs fulfill their primary purpose which is to support the county code enforcement agencies. Though there is not a NAT dedicated solely to the Third Supervisorial District, the DAIs accompany the agency inspectors, as a NAT, on an as-needed basis within the Santa Monica Mountains area.

## **Citations**

Citations have proven to be an effective code enforcement tool. A DAI, accompanied by the code enforcement investigator who is at the scene to identify the crime, will cite violators to appear in court in situations involving squatters, violators caught in the act of illegal grading, or in an act that has an immediate negative impact on the neighboring community or in cases where businesses are operating without licenses. Also, the citation process will be used when the violator's conduct through words and/or actions indicates he or she has absolutely no intent to cooperate unless compelled to do so.

## **Inspection Warrants**

Inspection warrants as well as search warrants are an effective tool to gain access to properties for inspections. A warrant can only be ordered if access has been denied. Coordinating multiple agencies for a site inspection can be difficult and becomes more problematic if entry is then denied. The Code Enforcement Section has assisted the agencies with writing their own Inspection Warrants and the DAIs have written both Inspection Warrants and Search Warrants.

Sometimes entry needs to be gained without the entry team's presence being known. In May 2008, we had such a case. As a result of complaints of a high volume of pedestrian traffic going in and out of a La Puente location purchasing alcohol on weekends, coupled with complaints regarding building and zoning code violations, DAIs conducted an undercover sting operation. Department of Alcohol and Beverage Control (ABC) investigators, along with DAIs, entered the location, which was open to the public, in an undercover capacity to purchase "Parajete." Parajete is a known Mexican alcoholic beverage that consists of chocolate powder, distilled spirits, and raw cow's milk, straight from the udder.

The sting resulted in the arrest of several individuals for multiple Food and Agriculture violations, and sales of alcohol without a license. Eight cows and two bulls were seized because the subjects could not produce documents proving ownership. An arrest was also made for Possession of Cocaine at the residence. After identifying several code violations regarding the property, the owners were given notices of violations.

## **District Attorney Investigations**

The DAIs have assisted in both criminal and civil cases, and since January 2008 have been involved in the inspections of more than 2750 properties and 318 NAT sweeps in all five Supervisorial Districts. They also support the departments who work in the First and Second Supervisorial Districts by providing security to inspectors and to the task forces conducting inspections in high risk neighborhoods.

During this reporting period, DAI participation in the inspections and sweeps has resulted in the filing of criminal charges in seven felony cases, most of which are being handled by another DA unit because of the nature of the crime. The DAIs filed 22 misdemeanor cases and made 18 probable cause arrests and 44 arrests as a result of outstanding warrants. Of those arrests, 19 were felonies, and 25 were misdemeanors.

While conducting a NAT in the Athens area, investigators noticed stacks of counterfeit DVDs. They obtained written permission to search the premises and discovered counterfeit clothing and clothing manufacturing machines with an estimated street value of over two million dollars. Felony charges were filed at the Inglewood District Attorney's Office.

Even though there has been an increase in NATs from ten to twelve, the Section's three DAI teams have absorbed the increase without additional staffing. There is a push to add additional NAT sweeps. If this occurs, the Section will need to add and fund additional investigators beyond our current staff of sixteen.

The Code Enforcement Lieutenant, Jack Gonterman, has given presentations, along with other leaders of the NAT, at community meetings on evenings and weekends, to further educate the citizens of unincorporated Los Angeles County regarding our effort to enforce county code violations.

During this period, the Bureau of Investigation's Code Enforcement Section received the "2007 Excellence in Community Policing" award by the Peace Officer's Association of Los Angeles County for their outstanding contribution to the county's code enforcement effort and the over three hundred collateral criminal arrests they made while enforcing code enforcement inspections.

## **Cases Handled by the District Attorney**

During this reporting period, the Section received 72 new referrals from County departments, reopened one case, and continued to work on 100 cases carried over from the prior reporting period. This is an adjusted figure from the last Biannual Report indicating 101 cases. The Section set office conferences in 81 cases, prosecuted 58 misdemeanor cases, and had ancillary involvement in one felony case during this reporting period. Additionally, the DDAs were involved in informal talks with numerous property owners. The Section closed 47 cases following successful resolution of the matters.

See Exhibit 1 for a summary of the disposition of the cases, by Supervisorial District, handled by the Section this reporting period.

## **DA Highlights**

Just before jury trial, a plea of no contest to two counts was entered in a Santa Monica Mountains multi-count illegal fifty acre trailer park case. This violator is the worst code violator in the Mountain area. Terms of probation have been imposed to remove the tenants, illegal wiring and sewer systems. Trailers will also be removed subject to Coastal Commission regulations.

A liquor store rented out a portion of its parking lot to an illegal recycling center in the Florence-Firestone area adjacent to a residential area. The recycling center brought much foot traffic including homeless and alcoholics which severely impacted the residential neighborhood. All code enforcement actions by the Department of Regional Planning (DRP) were ignored. The section conducted an office conference with the liquor store owner. This was followed by an office conference set against the owner of the recycling center. On the morning of that office conference, the recycling center moved off the premises much to the satisfaction of the neighboring residents.

The Department of Public Works has, over a number of years, obtained compliance in retro-fitting pre-1970s tilt up buildings throughout the county. However four of the buildings had for over a decade stubbornly refused to comply. Three of these cases were referred to our Section. Office conferences were conducted on all three and one was also criminally prosecuted. Today all three cases are through plan check. One has completed construction and is in complete compliance, the second is in the construction phase of the retro-fit and the third is in the process of hiring a contractor so that construction can start.

## **Ongoing Efforts to Integrate Code Enforcement Operations**

### **Code Enforcement Cross-Training Conference**

The fifth in a series of code enforcement cross-training programs was presented on April 3, 2008 at the California Endowment Center in downtown Los Angeles. DIC Michael Noyes, on behalf of the section, gave a presentation on Good Report Writing. The Departments of Mental Health and Public Works gave presentations on Junk, Salvage and Debris: Enforcement from a Hoarding Perspective; and the Property Rehabilitation Process.

### **DA Trainings**

On June 18, our Section presented a lecture to the Los Angeles County Department of Public Health. The speaker was DDA David Campbell. The topic of the instruction was "California Public Records Act: Disclosing Public Health Records."

### **Code Enforcement Cross-Training Manual**

CCCEU, with the assistance of the CEO and the Section, has compiled the materials from the four code enforcement cross-training conferences into a code enforcement training manual. The materials used in the conferences will be a valuable resource for new code

enforcement officers and will also serve as a reference manual for day-to-day code enforcement activities. The manual should be ready for distribution this fall.

#### Title 1 Administrative Fines and Non-Compliance Fees Workgroup

During this reporting period, DPW's Water Resources, Building & Safety, Construction, and Environmental Programs Divisions have been working on their forms and hearing officer protocols in order to implement the Title 1 pilot project. The pilot project is anticipated to commence later this year. DPW's experiences under the pilot project will allow the workgroup to iron out any major issues before full implementation by all County departments.

#### Peddling Ordinance

The Section worked with CCCEU and other agencies to amend the Peddling Ordinance found in Title Seven of the County Ordinance. The amendments have been enacted and the Section met with involved agencies to help coordinate the implementation and enforcement of the new law.

#### Counterfeit Goods Ordinance

The Counterfeit Goods Ordinance has been passed into law. During the reporting period our Section, the District Attorney's Consumer Protection Division, CCCEU and LASD, met, consulted and discussed the implementation of the new legislation.

#### Amendment to the County's Health Ordinances

Pool safety is a serious concern for all residents within the County. Green pools are dangerous in that they prevent quick discovery of drowning individuals. Currently these cases must be prosecuted using a mosquito abatement ordinance. This office worked together with Environmental Health and County Counsel to draft a new section in the County's Health Ordinance that focuses on water clarity standards. The Department of Environmental Health is considering expanding the draft previously proposed to include additional methods of enforcement of green pool violations. This ordinance would simplify the prosecution of these cases by eliminating the need to prove by expert testimony that the condition of the water allows for the breeding or harborage of mosquitoes.

#### Case Collaboration

During the reporting period, our Section and CCCEU continue to consult with one another on code enforcement issues. Our Section and CCCEU have collaborated on two cases in which the Public Guardian has been appointed.

Exhibit 1

**District Attorney Code Enforcement Section  
Seventh Biannual Status Report for January 1, 2008 to  
June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b>First District</b>							
Illegal grading	1			1	1	1	Unrelated felony set for trial - felony convicted and sentenced to 5 years state prison
Improper uses within zone, blocking roadway, unpermitted construction; (Also refer to "Non-conforming use, illegal wiring, unpermitted structure in County Counsel Exhibit 2/First District)	1			1		1	Complex case -- car wash, apartment building and family business. Multiple departments involved: DPW, Building & Safety and Road Maintenance Divisions; DRP and County Counsel. Case pending DRP's application process. Pled no contest, probation and sentencing set early 2008, variance application nearly completed.
Outside storage	7	5		1	6		1) J & S, commercial vehicle, unpermitted business, office conference held 2) J & S, horse on lot too small, office conference, compliance, case closed 3) J & S, inoperative vehicles, office conference held 4) J & S, inoperative vehicles, castle structure in set backs, office conference held 5) Pallet yard w/o CUP, outside storage of pallets, office conference held 6) J & S, inoperative vehicles, mobile home, unpermitted chicken coops in side yard, office conference to be set 7) J & S, inoperative truck, inaccessible garage, office conference to be set

Exhibit 1

**District Attorney Code Enforcement Section**  
**Seventh Biannual Status Report for January 1, 2008 to**  
**June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Unpermitted construction	4	9	7	2	1	12	<p>1) Unpermitted structures, J &amp; S, unpermitted animals - criminal complaint filed 2) Unpermitted structure and alterations to house, illegal food preparation, criminal complaint filed, set for pre-trial, violator picked up new felony charge 3) office conference held, plans submitted, compliance, case closed 4) unpermitted construction at gang hangout - office conference held violator cooperating with DRP and DPW 5) additions w/o permit, converted garage 6) Additions to garage and house, office conference held, criminal complaint to be filed 7) Structure built w/o permits, mobile home, office conference held 8) Structure built w/o permits, mobile home, office conference held 9) Patio structure and electrical built w/o permits, office conference held 10) Patio structure and electrical built w/o permits, office conference held 11) Structure, electrical, plumbing without a permit, office conference held 12) Unpermitted structures, electrical, plumbing, J &amp; S, office conference set in July 13) Unpermitted addition to dwelling including electrical and plumbing</p>
Operating business without a license	2			2	2	2	<p>1) Defendant, case closed, b/w exceeded a year 2) Case closed, compliance</p>
Accumulation of rubbish, substandard dwelling	1	2		1		3	<p>1) Health dept case, office conference held, DPW rehab 2) substandard dwelling, rodent &amp; pest harborage, criminal complaint filed 3) Substandard apartment, red tagged heater, faulty windows &amp; smoke detectors, sewer odor and unmaintained sink and tub, office conference set July 2008</p>

Exhibit 1

**District Attorney Code Enforcement Section**  
**Seventh Biannual Status Report for January 1, 2008 to**  
**June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Food storage violation	3	4	1	6	1	6	1) Food not maintained at correct temperature - two violators -one pled no contest and second bench warrant issued, new criminal charges filed, 2). complaint filed, now in bench warrant status as deft failed to appear 3) complaint filed arraignment set early 2008 4) improper water supply, uncertified equipment, office conference, compliance, case closed 5) Unclean refrigeration unit, food too warm, criminal complaint filed 6) food to warm, improper sink facility, complaint filed 7) Failed to provide sink, approved utensils and label food packages at retail food facility, criminal complaint
Unlawful vending		1		1	1	1	
Unpermitted food facility	1	1	1	1	2	2	1. Health dept. office conference held, compliance, case closed 2. Food facility w/o permit, failure to maintain approved equipment, and comply with sanitation requirements, criminal complaint filed, plea guilty, compliance, case closed
Unlicensed sale of alcohol, impure milk, operating w/o a license		1		1	1	1	DA investigators coordinating State Food and Agriculture, Board of Equalization, Alcohol & Beverage Control, sale of unpasteurized milk and alcohol drink, criminal complaint filed,
Operating taxi cab without license		4				4	Investigated by LASD - no repeat offenses
<b>First District Total</b>	<b>17</b>	<b>25</b>		<b>14</b>	<b>15</b>	<b>12</b>	<b>30</b>
<b>Second District</b>							

Exhibit 1

**District Attorney Code Enforcement Section  
Seventh Biannual Status Report for January 1, 2008 to  
June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Unpermitted construction	5		2	2		5	1) Altering building without a permit, criminal complaint filed, hired architect, plot plan submitted, plans in plan check 2) Altering building without a permit: DPW and DRP coordinating investigation, criminal complaint filed, hired architectural firm - plans submitted and approved by DPW, agencies monitoring 3) Unpermitted addition to garage and office to house. Cleanup being performed and unpermitted buildings to be demolished, close to compliance 4) Inspected by NAT, owner plans to sell, office conference held 5) Junk and salvage as well, office conference held, one owner since arrested and deported, 2nd conference to be set with remaining owner

Exhibit 1

**District Attorney Code Enforcement Section  
Seventh Biannual Status Report for January 1, 2008 to  
June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Outside storage - inoperable vehicle and/or junk and salvage	9	6	8	2	1	14	1) 2nd criminal complaint filed, T&C of probation in 1st case difficult to enforce 2) Plot plan approved, office conference held, new ownership of church, waiting for completion of construction 3) J&S - owner contacted, compliance, case closed 4) J&S office conference held - complaint filed, pled guilty, sentencing set in 8/08 5) Junk and Salvage, inaccessible garage - office conference held, DRP monitoring compliance 6) office conference held, plot plan to be filed and canopies removed, DRP and DPW monitoring 7) Unpermitted stables, outside display of merchandise, occupied recreational vehicle in addition to J&S, office conference, placed on NAT to coordinate multi-agency investigation, complaints to be filed once all reports received 8) Also out door display, office conference held, owner submitted plot plan, but failed to submit corrections and cleanup was in process then halted, criminal complaint to be filed 9) Vacant house, homeless people, graffiti - DAIs locating personnel at Property management company, office conference held, property now clean

Exhibit 1

**District Attorney's Code Enforcement Section  
Seventh Biannual Status Report for January 1, 2008 to  
June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Improper use within zone	8	1	3	5	4	5	1) Auto repair - old tenant left property, now new tenant in violation, office conference held, new tenants evicted, property being monitored for compliance 2 ) Auto repair or sales, storage DAIs to contact selling agent, office conference held 3) Auto sales - be added to NAT, DAI locating owners, office conference held, cleanup commenced 4) Recycling business on parking lot, container - office conferences lessor liquor store and setting of conference with recycling center resulted in recycling center moving off property, compliance, case closed 5) Converted garage, junk and salvage, commercial vehicles - criminal complaint filed, J & S has now been removed, garage permitted. J & S removed, compliance, case closed. 6) Unpermitted smog testing, inoperative vehicles working with owners who have now filed unlawful detainer, property now clean, case closed 7) Unpermitted ornamental ironwork and welding business, storage and parking issues, office conference held, DRP to monitor compliance 8) Excessive yard sales, DAIs locating building owner, office conference held, tenant to be evicted, no further action taken.
Substandard dwelling, junk and Salvage, living in trailer		1			1	1	Cited to court and pled guilty - probation then violated served 3 days county jail - rehab boarded up house and cleaned property - monitoring of property continues, case probate sale by Public Guardian, compliance, case closed

Exhibit 1

**District Attorney Code Enforcement Section**  
**Seventh Biannual Status Report for January 1, 2008 to**  
**June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Garage conversion	3	1	2		1	3	1) DRP referral for unpermitted addition, set back violations and lack of covered parking, office conference to be set 2) Converted garage and set back violations, waiting reports from health dept., office conference held - learned property sold, second office conference to be set with 3rd party, <sup>2)</sup> DRP referral for unpermitted addition, set back violations and lack of covered parking, office conference to be set 3) Health dept - learned property sold, second office conference to be set with 3rd party,
Violations on residential properties: Alcohol sale, and cattle in residential zone	1			1		1	Party pled guilty. Pilot Plan and building plans approved - Progressing towards compliance
Possession of over 100 counterfeit CDs/DVDs	1			1	1		Code Enforcement DAIs investigation from NAT, felony criminal filing, plea no contest, case closed
Illegal Grading	1				1		compliance, case closed
Multi-agency violations - Building without permits, fire code violations, auto repair, outside storage	1		1			1	Three properties involved . Placed on NAT to coordinate multi-agency violations. Office conference held, possible revocation of CUP and filing of criminal complaint.
Outdoor display merchandise		1	1			1	Out door display and residence converted to store w/o DRP approval, office conference held
Structure within setback	2		1			2	(1) Home and patio in set backs, office conference held (2) Un-permitted building in side and rear setback, inaccessible parking, J & S, DRP to reinspect
Unlawful vending	5				5	4	1) Bench warrant outstanding 2) Bench warrant outstanding 3) Bench warrant outstanding 4) Bench warrant outstanding 5) Health dept - catering truck citation - plea no contest fined, case closed
Mobile home without permits	2			2	1	1	1) Also has commercial and recreational vehicles DAI locating property owner, office conference held, DRP monitoring compliance 2) Vacant lot also has trailers and junk and salvage, office conference held, fence erected and property now clean, case closed

Exhibit 1

**District Attorney Code Enforcement Section**  
**Seventh Biannual Status Report for January 1, 2008 to**  
**June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Sign violation	1		1			1	Office conference held, compliance to be monitored by DRP
Older structures not to code	3					3	1) Earthquake retro fit needed, Owner submitted plans. Contractor on site making repairs 2) Unreinforced masonry building, office conference held, plans now in plan check 3) earthquake retro fit needed, office conference - now has contract with structural engineer, plans through plan check, work needs to be completed
CUP violation	1					1	1) Maintaining business without CUP, placed on NAT, criminal complaint to be filed
<b>Second District Total</b>	<b>42</b>	<b>11</b>	<b>21</b>	<b>18</b>	<b>11</b>	<b>42</b>	
<b>Third District</b>							
Outside storage of inoperative vehicles, trash, RVs used for living, or mobile homes without CUP	1			1	1		1) Inspection warrant, conviction, found in violation, sentencing on violation continues for monthly inspections as defendant continues to bring property into compliance, substantial compliance, violator deceased, probation terminated;
Numerous mobile homes without permits	1			1		1	Criminal complaint filed, just before start of trial violator pled n/c to 2 counts, 180 days to remove tenants and correct violations, 3 years probation.
Unpermitted construction	2		2		2		1) Hired Engineer - NOV recorded, office conference held, foreclosure, case closed 2) Unpermitted mobile home, office conference held, plans now submitted and under review, follow up office conference held, plans now in plan check, case closed

Exhibit 1

**District Attorney's Code Enforcement Section  
Seventh Biannual Status Report for January 1, 2008 to  
June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecution <sup>1</sup>	Cases Closed	Cases Pending	Comments
Insufficient road access for Fire Department	1					1	Private road involving 11 properties. Plans submitted by one neighborhood group and in plan check, third office conference held with competing neighborhood group who have plans to be submitted. One neighbor filed civil suit to arbitrate dispute to force agreement on one plan. Use of County land cleared, Fire Dept monitoring progress.
Outside storage - living in trailer	1			1			Case taken over from local DA office - involves three criminal cases, conservator appointed, Public Guardian to approve DPW to rehab property. Rehab completed cleanup, case closed
<b>Third District Total</b>	<b>6</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>2</b>	
<b>Fourth District</b>							
Unpermitted structure	2			2	1	1	1) Criminal complaint filed, property sold, new owner working on compliance , case closed 2) Criminal complaint filed - pretrial set
Outside storage	5	3		2	3		1) J & S, vehicles in set back, garage inaccessible office conference held, criminal complaint to be filed 2) J & S, inoperative vehicles, blocked garage, office conference, compliance, case closed 3. J & S in back of truck, commercial vehicle in residential zone, case closed, DRP to cite 4) J & S , office conference held 5),J&S, inaccessible garage travel trailer in driveway, office conference set in July
Surface slope failure		1				1	Need to make repairs, office conference set in July

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**District Attorney Code Enforcement Section  
Seventh Biannual Status Report for January 1, 2008 to  
June 30, 2008**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Unpermitted home business	1		1			1	Honey manufacturing, and junk and salvage, civil case settled, follow up office conference held, county counsel negotiating with violator's attorney
<b>Fourth District Total</b>	<b>3</b>	<b>6</b>	<b>4</b>	<b>2</b>	<b>3</b>	<b>6</b>	
<b>Fifth District</b>							
Improper use within zone	4	4	4	4	2	6	1) Jury Trial, deft convicted on four counts of zoning violations. Defendant sentenced to 80 hours of community service and terms and conditions of probation requiring corrections, hearing held - found in violation, court requested health to evaluate, Full Family Services now assisting violator, second probation violation filed 2) Vehicle storage yard combo A1 and C3 no permits - criminal complaint filed, mover had been hired, progress now stopped, reset for trial 3) Recreational vehicle park operating in violation of CUP - criminal complaint filed, working towards compliance 4) Storage of trailers, boats on vacant property, office conference held, compliance case closed 5) Concrete crushing equipment , container, r/v, stored on vacant land, unlawful grading, encroachment on oak tree, criminal complaint filed, significant compliance 6) Cargo container, office conference, criminal complaint to be filed 7) Cargo container on vacant land, office conference held, compliance, case closed 8) Outdoor banquet/dining, wedding, office conference held

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**District Attorney/Code Enforcement Section  
Seventh Biannual Status Report for January 1, 2008 to  
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Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Outside storage of junk and salvage and/or inoperable vehicles	12	10	17	3	8	14	1) Property clean except two mobile homes too old to legalize - DRP working with violator. second office conference held January 2008, case closed, substantial compliance 2) Monthly visits, continue, containers, metal, vehicles being moved to site in Kern county - progress 3) Follow-up office conference, DRP, insufficient progress, complaint to be filed 4) office conference held, compliance, case closed 5) DPW rehab conducted cleanup, case closed 6) office conference held, insufficient progress, criminal case filed, compliance, case closed 7) Case closed compliance 8) Mobile home and J & S , no compliance criminal complaint filed, property not cleared, but moved mobile home and vehicles onto different property. 9) Office conference held, mobile home and inoperative vehicle 10) Storage container, J & S and oak tree violation, office conference held 11) Unlawful storage on vacant lot, criminal filing, plea no contest, compliance, case closed 12) J & S business, office conference held, property being repossessed 13) J & S and a commercial vehicle, office conference held
Substandard property - Health	1			1		1	1) Accumulation of horse droppings, rodent harborage, unlicensed animal keeper, separate office conferences, with owner and tenant, owner evicting tenant, office conference, compliance, case closed

Exhibit 1

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Seventh Biannual Status Report for January 1, 2008 to  
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Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Living in recreational vehicles on property	4	4	3	5	1	7	1) DA diversion to continue to October 2008 making sure stays in compliance, 2) is on probation, partial compliance then work stopped, at probation violation hearing deft. failed to appear, no bail warrant issued ; 3) Complaint filed, guilty plea, continued progress reports in court monitoring cleanup 4) Living in RV, office conference, complaint filed - set trial 5) Living in RV, storage container, commercial vehicle, structure in set backs 6) Living in RV, J & S, inoperative vehicles, office conference, compliance, case closed 7) Living in RV, unpermitted storage, FTA office conference, criminal complaint to be filed 8) Living in school bus, J & S, office conference held, criminal complaint to be filed
Mobile home without permits	5	7	9	2	4	8	1) Mobile home, commercial vehicles and outside storage, Criminal complaint filed, set for trial 2) Mobile home, commercial vehicles, auto impound yard, office conference held, compliance, case closed 3) Mobile home, commercial vehicles, J & S, office conference FTA, complaint filed 4) Mobile home and J & S, office conference held 5) Mobile home, office conference held, compliance, case closed 6) Mobile home, J & S, criminal complaint filed, citation issued, compliance, case closed 7) Mobile home, J & S, office conference held 8) Mobile home, office conference, compliance, case closed 9) Two mobile homes, office conference held 10) Mobile home, office conference held 11) Mobile home, commercial vehicles, parking in setbacks, office conference held 12) Mobile home, office conference held
Construction violates CSD		1	1			1	East-Pasadena-East San Gabriel CSD, 2nd story alteration violation, office conference held

Exhibit 1

**District Attorney's Code Enforcement Section**  
**Seventh Biannual Status Report for January 1, 2008 to**  
**June 30, 2008**

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Illegal grading	5		1	3		5	1. Pled guilty, on probation - corrected grading plans in plan check, plans resubmitted several times, inadequate, probation violation hearing set 2. Bench warrant outstanding . 3. Neighbors in civil suit set for trial March 2008, civil suit resolution needed to proceed on case - violator hired engineer to realign two adjacent properties to allow new access to county maintained road property line in dispute 4. Criminal complaint filed set for pre-trial 5. office conference held, with follow up meetings
Operating business without a license				1	1		Complaint filed, compliance, case closed
Mobile home park w/o permit		1	1			1	State Housing Department, office conference held
Oak tree encroachment		1	1			1	Oak tree violation, office conference held
Pool safety violation		2	1	1		2	1. Green pool, active mosquito breeding, Health Dept, office conference held 2. Unfenced pool, Office conference held, no compliance, criminal case filed
Unpermitted structure	1			1	1		
<b>Fifth District Total:</b>	<b>32</b>	<b>31</b>	<b>40</b>	<b>20</b>	<b>17</b>	<b>46</b>	
<b>TOTAL CASES:</b>	<b>100</b>	<b>73</b>	<b>81</b>	<b>58</b>	<b>47</b>	<b>126</b>	

Footnotes:

1. 58 misdemeanor prosecutions and ancillary involvement in 1 felony probation case

\*72 new cases and 1 reopened case

\*100 carry over cases is a correction to  
101 cases reported remaining open in  
last biannual report